



**SHENZHEN PROPERTIES & RESOURCES DEVELOPMENT (GROUP) LTD.**

**INTERIM REPORT 2024**

**(Announcement No. 2024-34)**

**【August 2024】**

## **Part I Important Notes, Table of Contents and Definitions**

**The Board of Directors (or the “Board”), the Supervisory Committee as well as the directors, supervisors and senior management of ShenZhen Properties & Resources Development (Group) Ltd. (hereinafter referred to as the “Company”) hereby guarantee the factuality, accuracy and completeness of the contents of this Report and its summary, and shall be jointly and severally liable for any misrepresentations, misleading statements or material omissions therein.**

**Liu Shengxiang, the Company’s legal representative, Cai Lili, the Company’s head of financial affairs, and Cai Kelin, head of the Company’s financial department (equivalent to financial manager) hereby guarantee that the Financial Statements carried in this Report are factual, accurate and complete.**

**All the Company’s directors have attended the Board meeting for the review of this Report and its summary.**

**This Report involves the descriptions of business plans or arrangements for the future. As the implementation of the relevant plans or arrangements is subject to a variety of factors, these descriptions do not constitute the Company's substantive commitments to investors. Investors and other stakeholders should maintain sufficient risk awareness, and understand the difference between the plans, forecasts and commitments.**

**The Company has no interim dividend plan, either in the form of cash or stock.**

**This Report and its summary have been prepared in both Chinese and English. Should there be any discrepancies or misunderstandings between the two versions, the Chinese versions shall prevail.**

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## **Documents Available for Reference**

- I. The financial statements with the signatures and stamps of the Company's legal representative, head of financial affairs and head of the financial department; and
- II. The originals of all the Company's documents and announcements disclosed to the public via newspapers designated by the CSRC in the Reporting Period.

## Definitions

Term	Definition
The “Company”, the “Group”, “SZPRD” or “we”	ShenZhen Properties & Resources Development (Group) Ltd. and its consolidated subsidiaries, except where the context otherwise requires
SIHC	Shenzhen Investment Holdings Co., Ltd.
Huangcheng Real Estate	Shenzhen Huangcheng Real Estate Co., Ltd.
Dongguan Company	Dongguan ITC Changsheng Real Estate Development Co., Ltd.
Xuzhou Company	SZPRD Xuzhou Dapeng Real Estate Development Co., Ltd.
Yangzhou Company	SZPRD Yangzhou Real Estate Development Co., Ltd.
Wuhe Urban Renewal	Shenzhen Wuhe Urban Renewal Co., Ltd.
Rongyao Real Estate	Shenzhen Rongyao Real Estate Development Co., Ltd.
ITC Property Management	Shenzhen International Trade Center Property Management Co., Ltd.
ITC Technology Park	Shenzhen ITC Technology Park Service Co., Ltd.
Guomaomei Life	Shenzhen Guomaomei Life Service Co., Ltd.
Commercial Operation Company	Shenzhen SZPRD Commercial Operation Co., Ltd.
Guomao Spring	Shenzhen Guomao Spring Commercial Management Co., Ltd.
Guomao Catering	Shenzhen Guomao Catering Co., Ltd.
Supervision Company	Shenzhen Property Engineering and Construction Supervision Co., Ltd.
Wuhe Company	Shenzhen Wuhe Industry Investment Development Co., Ltd.
Shenzhen Property Management	Shenzhen Property Management Co., Ltd.
Foreign Trade Property Management	Shenzhen Foreign Trade Property Management Co., Ltd.
Shenfubao Property Development	Shenzhen Shenfubao Property Development Co., Ltd.
Hydropower Company	Shenzhen Shenfubao Hydropower Municipal Service Co., Ltd.
Security Service Company	Shenzhen Free Trade Zone Security Service Co., Ltd.
FMC	Shenzhen Facility Management Community Technology Co., Ltd.
RMB, RMB’0,000, RMB’00,000,000	Expressed in the Chinese currency of Renminbi, expressed in tens of thousands of Renminbi, expressed in hundreds of millions of Renminbi

## Part II Corporate Information and Key Financial Information

### I Corporate Information

Stock name	PRD, PRD-B	Stock code	000011, 200011
Changed stock name (if any)	N/A		
Stock exchange for stock listing	Shenzhen Stock Exchange		
Company name in Chinese	深圳市物业发展(集团)股份有限公司		
Abbr. (if any)	深物业集团		
Company name in English (if any)	ShenZhen Properties & Resources Development (Group) Ltd.		
Abbr. (if any)	SZPRD		
Legal representative	Liu Shengxiang		

### II Contact Information

	Board Secretary	Securities Representative
Name	Zhang Gejian	Ding Minghua and Chen Qianying
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Email address	000011touzizhe@szwuye.com.cn	000011touzizhe@szwuye.com.cn

### III Other Information

#### 1. Contact Information of the Company

Indicate by tick mark whether any change occurred to the registered address, office address and their zip codes, website address, email address and other contact information of the Company in the Reporting Period.

Applicable  Not applicable

No change occurred to the said information in the Reporting Period, which can be found in the 2023 Annual Report.

#### 2. Media for Information Disclosure and Place where this Report is Kept

Indicate by tick mark whether any change occurred to the information disclosure media and the place for keeping the Company's periodic reports in the Reporting Period.

Applicable  Not applicable

The website of the stock exchange, media and other websites where the Company's periodic reports are disclosed, as well as the place for keeping such reports did not change in the Reporting Period. The said information can be found in the 2023 Annual Report.

### 3. Other Information

Indicate by tick mark whether any change occurred to other information in the Reporting Period.

Applicable  Not applicable

### IV Key Financial Information

Indicate by tick mark whether there is any retrospectively restated datum in the table below.

Yes  No

	H1 2024	H1 2023	Change (%)
Operating revenue (RMB)	856,028,445.25	1,905,464,632.85	-55.08%
Net profit attributable to the listed company's shareholders (RMB)	9,212,457.81	220,903,444.63	-95.83%
Net profit attributable to the listed company's shareholders before exceptional gains and losses (RMB)	9,739,027.97	220,844,711.14	-95.59%
Net cash generated from/used in operating activities (RMB)	-736,827,101.44	-580,021,658.15	-27.03%
Basic earnings per share (RMB/share)	0.0155	0.3707	-95.82%
Diluted earnings per share (RMB/share)	0.0155	0.3707	-95.82%
Weighted average return on equity (%)	0.20%	4.92%	-4.72%
	30 June 2024	31 December 2023	Change (%)
Total assets (RMB)	16,658,662,273.55	16,988,062,068.09	-1.94%
Equity attributable to the listed company's shareholders (RMB)	4,485,266,996.47	4,661,810,328.75	-3.79%

### V Accounting Data Differences under China's Accounting Standards for Business Enterprises (CAS) and International Financial Reporting Standards (IFRS) and Foreign Accounting Standards

#### 1. Net Profit and Equity Differences under CAS and IFRS

Applicable  Not applicable

No such differences for the Reporting Period.

#### 2. Net Profit and Equity Differences under CAS and Foreign Accounting Standards

Applicable  Not applicable

No such differences for the Reporting Period.

## VI Exceptional Gains and Losses

Applicable  Not applicable

Unit: RMB

Item	Amount	Note
Gain or loss on disposal of non-current assets (inclusive of impairment allowance write-offs)	26,055.97	
Government grants recognised in current profit or loss (exclusive of those that are closely related to the Company's normal business operations and given in accordance with defined criteria and in compliance with government policies, and have a continuing impact on the Company's profit or loss)	244,448.00	
Non-operating income and expense other than the above	42,678.11	
Other gains and losses that meet the definition of exceptional gain/loss	-853,475.03	Mainly due to the adjusted provision for the over-deduction in VAT calculation that had been established last year
Less: Income tax effects	-164,486.90	
Non-controlling interests effects (net of tax)	150,764.11	
Total	-526,570.16	

Particulars about other gains and losses that meet the definition of exceptional gain/loss:

Applicable  Not applicable

The preferential policy in relation to over-deduction in VAT calculation expired on 31 December 2023. This income does not continue to impact the Company's gains and losses. Therefore, the adjustment on this matter according to the actual filed figure in 2024 has been presented in exceptional gains and losses.

Explanation of why the Company reclassifies as recurrent an exceptional gain/loss item listed in the Explanatory Announcement No. 1 on Information Disclosure for Companies Offering Their Securities to the Public—Exceptional Gain/Loss Items:

Applicable  Not applicable

No such cases for the Reporting Period.



## Part III Management Discussion and Analysis

### I Principal Activity of the Company in the Reporting Period

#### (I) Core Business Overview

Established in 1982, the Company was originally known as "Luohu Engineering and Construction Headquarters" and renamed "Shenzhen Municipal Property Development Corporation" in August 1985. The Company was determined as the second batch of pilot units for joint-stock reform of state-owned enterprises in 1988. Approved by the municipal government, the Company renamed to ShenZhen Properties & Resources Development (Group) Ltd. in 1990. The stock of the group company (stock name: SZPRD, A/B; stock code: 000011, 200011) was officially listed in Shenzhen Stock Exchange in March 1992.

The Company contracted and built Shenzhen International Trade Center Building as Party A and created, planned, and organized the world-famous "Shenzhen Speed". The building was the place where Chairman Deng Xiaoping gave talks in his inspection to the south. SZPRD came into being because of the building and has risen amid the Reform and Opening up campaign. Emerging and growing together with Shenzhen, a city of miracles, the Company has been "a loyal practitioner of the spirit of the ox" and overcome difficulties in proposing new services in the new era. So far, the Company has grown into a large comprehensive industrial group from the project company that built Shenzhen International Trade Center Building. In the new era, the Company sizes up the situation, seizes the momentum and forges ahead toward the goal and vision of becoming a "leading smart operator of industry-city space in China".

#### 1. Industrial & urban space development

In terms of the space development segment, the Company is specialized in developing the residence, the hi-end apartment, the office building, and the industrial park and has developed a batch of brand projects, including Shenzhen International Trade Center Building, Huanggang Port, Tian'an International Building, Qianhai Gangwan Garden, and Golden Collar Holiday. Based on its present real estate development business, the Company will improve its existing portfolio and plan for new businesses. It will engage a number of subsidiaries in property development and urban renewals, including Huangcheng Real Estate, Rongyao Real Estate, and Wuhe Urban Renewal, strengthen capital operation via the listing platform, and make a reasonable layout of the city space development segment. In the Reporting Period, the Group steadily advanced the development projects inside and outside Shenzhen, accelerated the sales of projects and sped up cash inflow. Moreover, it focused on the development and construction of industry-city complexes and accelerated to create an integrated and co-existing model for the development of boutique urban residences and high-end industry space.

#### 2. Property management services

The Company's property management segment takes ITC Property Management as its platform. As China's first batch of first-class qualified enterprises in property management, ITC Property Management, after more than 30 years of development, has become a domestic first-class property service provider with diversified business capabilities and technological strength, and has been awarded "Top 100 National Property Management Enterprises" and "Excellent Enterprise of Property Management in China's Industrial Parks" for many years in a row. The projects under its management are all over the country, and its business radiates to various regions in China, such as South China, Southwest China, East China and North China, as well as the China-Vietnam Cooperation Zone in Vietnam. The Company's existing business has covered industrial parks, cultural tourism scenic spots, government agencies, rail transportation, housing, hospitals, schools, hotels and other various business models, and is planning to develop the business of grassroots social governance. The Company collaborated with the government to create a safe, harmonious, civilized and orderly urban environment, basically forming a pattern of integrated development of multiple business models. There are more than 20 subsidiaries under ITC Property Management, and with the functional departments of the headquarters as the platform, it has actively built three centers of "market, empowerment and supervision", and formed three business centers and profit centers of specialized business model companies, specialized companies and companies in other regions, so as to continuously and effectively realize the

new pattern of coordinated development of "1+1>2". During the Reporting Period, the total managed properties have exceeded 42 million square meters. Notably, the scale of operational management for high-end industrial parks is predicted to retain its exalted status among domestic industrial park operations.

### **3. Industrial ecosystem operation**

With respect to the industrial ecosystem operation segment, the Company gave full play to its foundation in the three basic industries, namely, real estate development, property management, and leasing and the advantage of the whole industry chain, focused on the two major strategies of "value-added operation of existing assets" and "light-asset operation output", and deepened internal and external strategic cooperation. It is committed to creating a closed loop of the whole industrial ecosystem, covering project development services, park operation services, and supporting rental operations, and keeping improving the space service and rental ecosystem in the industrial park. A unique and mature business development model has been put in place with the capability and experience of the whole chain of planning, dismantling, construction control, business invitation, operation, and on-site management with respect to various assets. The Company is expediting the stock taking and assessment of its properties in stock and strengthening the management over them. In the future, it will gradually expand the scope of leasing and raise the development capability of property rental. Moreover, the Company gradually shifts the focus of industrial ecosystem operation to sci-tech parks, provides supporting services covering the whole value chain, such as the import of industrial ecosystem, project development services, and park operation services, and serves the role of "space service provider" centering on sci-tech parks. During the Reporting Period, Guomao Spring, which is responsible for the management and operation of the Group's commercial projects, was established to take the opportunity of the renovation project of the Guomao Shopping Mall to build the Company's own commercial property management brand.

### **4. Other business**

In the Reporting Period, the Company's businesses also included catering service and project supervision service. The catering service is operated by Shenzhen Guomao Catering Co., Ltd. Guomao Catering Co., Ltd., established in 1986, became famous at home and abroad, as it was the place where President Deng Xiaoping gave talks during his inspection to the south in 1992. Since its establishment, it has received more than 600 country leaders, famous people, and numerous domestic and overseas guests, with its reputation spreading all over the world. The project supervision service is handled by the subordinated supervision company of the Group. The company has the Grade A supervision qualification of building works of the Ministry of Housing and Urban-Rural Development (MOHURD). It was originally known as Shenzhen Property Engineering Management Department, and takes part in the construction and management work of Shenzhen International Trade Center Building. It is a witness of the whole process of "Shenzhen speed", and mainly serves for the development projects of the Group.

The Company is subject to the information disclosure requirements for the real estate industry in the Self-Disciplinary and Regulatory Guideline No. 3 of the Shenzhen Stock Exchange for Listed Companies—Industry-specific Information Disclosure.

## **(II) Industry Review**

### **1. Real estate industry**

In the first half of 2024, the macro-economic operation continued the development trend of overall stability and steady progress. Under the guidance of the policy that "houses are for living in, not for speculation", there has been a shift from land dividends to management dividends in the real estate industry, and the demand side of the real estate market remains in the downward channel. The real estate policies as a whole continued to present a loose landscape that had existed since the end of last year, and adhered to the synergy of five endeavours, i.e., boosting demands, preventing risks, guaranteeing people's livelihood, transforming development patterns and standardising administration. In April, the meeting of the Political Bureau of the CPC Central Committee determined the orientations of housing policies, and put forward "a coordinated research on policies and measures to digest existing real estate and optimize housing increment". In May, the new "package" of policies for real estate highlighted stabilising market and destocking. In June, the executive meeting of the State Council once again made it clear that "in response to such duties as digestion and activation of existing real estate and land, we shall emancipate our mind and explore new thinking patterns while taking it properly and making solid progress".

In terms of the regional market, the Housing and Construction Bureau of Shenzhen Municipality issued the Notice on Optimising the Policy of Housing Purchase Restriction in February to better meet residents' demands for rigid and improved housing. In May, the Housing and Construction Bureau of Shenzhen Municipality issued the Notice on Further Optimising the Real Estate Policies, which covers such contents as the policy of district-based optimisation of housing purchase restriction, the policy of adjustment of enterprises' and public institutions' purchase of commercial houses, and facilitation of second-hand housing transaction. Meanwhile, pursuant to the spirit of such policies as the Notice of the People's Bank of China and the PRC State Administration for Finance Regulation on Adjusting the Policy of Minimum Down Payment Percentages for Personal Housing Loans and the Notice of the People's Bank of China on Adjusting the Policy of Lending Rates for Commercial Personal Housing Loans as well as the principle of implementing city-specific policies, Shenzhen Municipality has downgraded the minimum down payment percentages for personal housing loans and the lowest lending rates since 29 May.

In the face of changes in industry policies and development trends, mainstream real estate enterprises are gradually making efforts in diversified business layouts. At present, mainstream real estate enterprises have already entered and formed stable industry pattern in many relevant fields other than residential development and sales, such as property management, commercial property, and logistics real estate. Additionally, sub-industries such as elderly care, education and agency construction have also achieved certain development. The industry has accelerated its transformation from real estate to immovable property, gradually shifting from the scale-driven advantage formed by residential development and sales to the integration of development, operation and service.

## **2. Property management industry**

In recent years, driven by continued urbanization, consumption upgrade and encouraging policies, and overlaid with technological empowerment and capital dividends, the property management industry has developed rapidly. National and local governments promulgated numerous policies to encourage the development of community elder care, childcare, property management, domestic services, catering, retail and other diversified life services, which marks that scale and boundary expansion remains the main theme in the development of the property management industry. Nevertheless, under the impact of changes in real estate market environment and other factors, the expansion rate of management scale of the property management industry slowed down, and how to improve smart management and forge smart communities became one of the major development directions for the enterprises. Therefore, the property management enterprises should enrich their knowledge of the market and the industry and adjust their strategies and business patterns promptly to adapt to changes in market and customers' demands. Meanwhile, they should strengthen the introduction of talents proficient in management and technology and improve their training and management to enhance their core competitiveness and innovation capability.

### **(III) Operating Performance of the Company in the Reporting Period**

The Company closely focuses on the implementation of the key work deployment formulated at the beginning of the year, making smooth and orderly progress in various aspects. During the Reporting Period, the Company achieved operating revenue of approximately RMB860 million and a gross profit of approximately RMB6.18 million, and all other indicators such as expenses and total remunerations were under effective control.

In the real estate development segment: First, the Company adhered to the guiding principle of "seeking progress while maintaining stability, promoting stability through progress, stability with initiative, and effectiveness in progress", rigorously implemented the principle of "determining production based on sales and determining expenses based on income", and put major expenses under effective management, thereby prudently advancing the development and construction of the Yutang Shangfu project, Lanhu Shidai project, Sea Bay Garden project, and Shenyang Digital Town project; second, the Company conducted active researches on the market, probed into customer needs, and seized the market window to strengthen marketing measures and promote destocking of the projects; third, the Company optimised its product design and product structure, forged the hard strength of products in the "buyer's market", improved the soft strength of services, and enhanced the Company's core competitiveness; fourth, the Company improved the cost-efficiency ratio of marketing expenses, and enhanced destocking and fund collection to safeguard the security and stability of cash flow and preempt liquidity risks.

In the property management segment: First, the Company made efforts to streamline the Headquarters' organisational structure and divide relevant rights and responsibilities, established a more scientific and reasonable management system, and gave full play to the Headquarters as the "market centre, empowerment centre and regulatory centre", thereby boosting the engine for high-quality development; second, the Company advanced the integrated development between different segments in a systematic manner, cultivated and improved its core business capacity in all aspects, established rules and regulations to build platforms and deepen integrated and collaborative development, and leveraged complementary advantages through mutual facilitation, which fully demonstrated a synergy effect featuring "1 + 1 > 2"; third, the Company actively expanded the value-added property management services, engaged in pilot operation of "community store" business, explored integrated business of culture and tourism, and developed a series of city-themed cultural and creative products.

In the property rental segment, the Company, on the one hand, made all efforts to ensure and stabilise rental and to advance asset upgrading and transformation for higher efficiency. On the other hand, the Company established Guomao Spring in charge of management and operation of the Group's business projects by seizing the opportunity of the transformation project for the Guomao Shopping Mall, spared no efforts to advance all preliminary work for operation of the mall, and made tentative efforts to build its own commercial property management brand.

#### New additions to the land bank:

Name of land lot or project	Location	Planned use of land	Site area (m <sup>2</sup> )	Floor area with plot ratio (m <sup>2</sup> )	How the land is obtained	The Company's interest	Total land price (RMB'0,000)	Consideration of the Company's interest (RMB'0,000)
None								

#### Cumulative land bank:

Name of project/area	Site area (0,000 m <sup>2</sup> )	Floor area (0,000 m <sup>2</sup> )	Floor area available for development (0,000 m <sup>2</sup> )
Land in Danshui, Huiyang District, Huizhou City	1.77	4.25	4.25
Land in Hongqi Town, Haikou City	15.80	-	-
Total	17.57	4.25	4.25

#### Development status of major projects:

City/region	Name of project	Location	Usage	The Company's interest	Time for commencement of construction	% developed	% that has completed construction	Site area (m <sup>2</sup> )	Planned floor area with plot ratio (m <sup>2</sup> )	Floor area that completed construction in the Current Period (m <sup>2</sup> )	Cumulative floor area that has completed construction (m <sup>2</sup> )	Estimated total investment (RMB'0,000)	Cumulative investment (RMB'0,000)
Shenzhen	Fuhuihuayan	Futian District	Residential	100.00%	2018.12	Construction completed	100.00%	4,274	33,430	0	43,522	91,133	77,396
Dongguan	Sea Bay Garden	Humen Town	Residential	100.00%	2022.03	Under construction	The main body has been roofed, and electrical and	51,687	113,713	0	0	321,759	258,097

uan n City							mechanical works are closing out						
Shen zh en	Yutan g Shang fu	Guang ming Distric t	Resident ial	100.0 0%	2022.03	Under constr uction	The main body has been roofed, fine decoration is going on and the project has been opened for pre-sale	14,901	81,960	0	0	265,868	197,318
Shen zh en	Lanhu Shidai	Longh ua Distric t	Resident ial, industria l, commercial and apartment	69.00 %	2020.10	Under constr uction	The main body of Lot 02# has reached 46-50 floors, the main body of Lot 03# has reached the 8 <sup>th</sup> floor, the main body of Lot 04# has reached the 20 <sup>th</sup> floor, and Lot 06# has reached the -1 to 6 floors, and Phase I is working on the earthwork and pile foundation.	68,298	433,640	0	0	840,000	507,001
Yan gz hou u	Shenyang Digital Town	Pingshan Village	Resident ial, industria l and office	67.00 %	2022.09	Under constr uction	Phase I, Lot D is undergoing above ground main construction	231,612	370,258	0	0	252,911	77,307

## Sales status of major projects:

City /region	Name of project	Location	Usage	The Company's interest	Floor area with plot ratio (m <sup>2</sup> )	Floor area available for sale (m <sup>2</sup> )	Cumulative pre-sold/sold floor area (m <sup>2</sup> )	Floor area pre-sold/sold in the Current Period (m <sup>2</sup> )	Pre-sale/sales revenue generate in the Current Period (RMB'0,000)	Cumulative settled floor area (m <sup>2</sup> )	Floor area settled in the Current Period (m <sup>2</sup> )	Pre-sale/sales revenue settled in the Current Period (RMB'0,000)
Shenzhen	Golden Collar's Resort apartments	Intersection of Futian South Road and Binhe Road in Futian District	Residential, studio apartments and commercial	100%	133,800.6	125,231.07	121,190.94	0	0	123,127.44	0	0
Shenzhen	Yutang	Northwest of the	Residential	100%	89,143	78,373.92	30,481.88	89.83	246.94	0	0	0

n	Shangfu	junction of Songbai Road and Changgan Road, Yutang Street, Guangming District, Shenzhen	(including housing for talents), commercial, and community food market										
Yan zhou City	Hupan Yujin Phase I	Intersection of Shouxihu Road and Hangou Road	Residential units, shops, apartments, parking garages and lots	100%	36,141.28	48,870.98	45,155.58	34.09	12.5	45,155.58	34.09	11.47	
Yan zhou City	Hupan Yujin Phase II	Intersection of Shouxihu Road and Hangou Road	Residential units, shops, apartments, parking garages and lots	100%	56,935.75	73,121.96	70,220.31	17.22	6.89	70,201.2	17.22	6.32	
Dongguan City	Songhu Langyuan	Dalang Town, Dongguan City	Residential, commercial, kindergarten, and parking space	100%	147,139.96	157,911.56	149,866.71	108	91.56	149,865.84	108	87.2	

**Rental status of major projects:**

Name of project	Location	Usage	The Company's working interest	Rentable area (m <sup>2</sup> )	Cumulative rented area (m <sup>2</sup> )	Average occupancy rate
Xi Apartments (Longyuan)	Shenzhen	Apartments for long-term rental	100.00%	3967.05	3967.05	100.00%
Xi Apartments (Longhua)	Shenzhen	Apartments for long-term rental	100.00%	1609.42	1609.42	100.00%
Xi Apartments (Xinhu)	Shenzhen	Apartments for long-term rental	100.00%	1589.6	1093.8	68.81%
Fumin Complex	Shenzhen	Commercial, apartments	100.00%	6450.19	5328.32	82.61%
Tower A of Wenjindu Port Building	Shenzhen	Office building	75.00%	5904.3	5614.3	95.10%
Haiwai Lianyi Building	Shenzhen	Commercial units and offices	75.00%	6635.08	6375.08	96.08%
Anhua Building	Shenzhen	Offices	75.00%	1414	1414	100.00%
Pengfu Building	Shenzhen	Offices	75.00%	6494	6494	100.00%
Jinfu Building	Shenzhen Shenzhen	Commercial	75.00%	1652.7	1652.7	100.00%
Jinfu Building	Shenzhen Shenzhen	Commercial	100.00%	567.56	567.56	100.00%

Fuxing Garden	Shenzhen	Residential/commercial	75.00%	5787.22	5787.22	100.00%
Fuxing Garden	Shenzhen	Commercial	100.00%	1417.15	1417.15	100.00%
Plant area in Tangxia Town, Dongguan City	Dongguan City	Plant	75.00%	22462.08	22462.08	100.00%
Pacific Business Building	Shenzhen	Commercial units/offices	75.00%	3149.03	2264.98	71.93%
Pacific Business Building	Shenzhen	Commercial units/offices	15.00%	14888.76	13506.77	90.72%
Kangti Building	Shenzhen	Commercial units/offices	75.00%	2095.87	1662.54	79.32%
Kangti Building	Shenzhen	Commercial units/offices	15.00%	1146.81	866.91	75.59%
Lyuhua Building	Shenzhen	Commercial and residential	75.00%	7106.95	6901.02	97.10%
Shops on the ground floor of Tower 48 in Lianhua North Village	Shenzhen	Shops	75.00%	1000.34	1000.34	100.00%
Haonianhua Building	Shenzhen	Apartments and commercial units	100.00%	1802.61	1802.61	100.00%
Haonianhua Building	Shenzhen	Apartments and commercial units	75.00%	2277.9	2248.28	98.69%
Kaifeng Garden in Shangmeilin	Shenzhen	Residential	100.00%	1365.98	1056.98	77.38%
Fuyuan Industrial Zone	Shenzhen	Plant area	75.00%	47131.4	45788.2	97.00%
Tonglu Industrial Zone	Shenzhen	Plant area	100.00%	74845.08	73088.67	97.65%
Jiangling Industrial Zone	Shenzhen	Plant area	75.00%	10396.64	10396.64	100.00%
Zone 21	Shenzhen	Commercial/offices	75.00%	9518.7	9434.3	99.11%
Baoli Community	Shenzhen	Residential	75.00%	9093.07	7552.39	83.06%
Songgang Plant	Shenzhen	Plant area	75.00%	5700	5700	100.00%
Longbu Plant	Shenzhen	Plant area	75.00%	7471.36	7471.36	100.00%
Gonglu Building in Huanggang	Shenzhen	Offices	75.00%	4599.72	4320.07	93.92%
Yuetong Complex	Shenzhen	Offices	75.00%	3044	3044	100.00%
Department Store Plaza	Shenzhen	Offices	33.00%	12751.15	12751.15	100.00%
Southern Securities Building	Shenzhen	Offices	33.00%	8809.8	6590.22	74.81%
Mianshui Studio Apartment	Shenzhen	Apartment	33.00%	3440.12	3440.12	100.00%
Xiangfu Building	Shenzhen	Commercial	33.00%	3109.4	3109.4	100.00%

**Primary land development:**

Applicable  Not applicable

**Financing channels:**

Unit: RMB

Financing channel	Ending balance of financings	Financing cost range/average financing cost	Maturity structure			
			Within 1 year	1-2 years	2-3 years	Over 3 years
Bank loans	4,878,133,890.22	4%-6%	3,491,013,332.40	393,226,751.60	158,359,000.40	835,534,805.82
Non-bank loans	399,800,000.00	4%-6%	400,000.00	400,000.00	400,000.00	398,600,000.00
Total	5,277,933,890.22	4%-6%	3,491,413,332.40	393,626,751.60	158,759,000.40	1,234,134,805.82

#### Development strategy and operating plan for the coming year:

In 2024, the international and domestic situation was fraught with uncertainties, the economy was in a period of slow recovery, and the traditional property market continued to be under pressure. SZPRD will continue to actively search for the strategic breakthrough direction, comprehensively connect with the major strategic orientation of the state-owned asset system and firmly grasp the core processes of stock asset value management and industrial ecological operation services. Relying on the principle of "expanding the main business and making breakthroughs", efforts will be doubled to develop four major businesses, i.e., industry-city space development, property management services, industrial ecological operation and main business ecosystem investment, and guide high-quality development with a new development philosophy.

In terms of land reserve, the important window period of the real estate market is seized. The focus is on potential economic development areas such as the Guangdong-Hong Kong-Macao Greater Bay Area and the Yangtze River Delta. Projects are actively facilitated, enabling the Company to obtain more resources for sustainable development. In terms of project development, the guiding principle of "seeking progress while maintaining stability, promoting stability through progress, stability with initiative, and effectiveness in progress" is adhered to. The focus is tightly centered on precise and continuous efforts in the four aspects of "stabilizing cash flow, controlling costs, expanding capacity, and strengthening foundations". The development and construction of the Yutang Shangfu project, Lanhu Shidai project, Sea Bay Garden project, and Shenyang Digital Town project are prudently advanced. Efforts are made to continuously enhance development capabilities, strengthen quality control, deepen lean management, further expand and strengthen the overall advantages of the group's real estate sector, and actively promote stability in production and operations with positive results. In terms of sales and inventory turnover, the market window period is seized, marketing touchpoints are controlled, and full efforts are made to advance residential sales in the Yutang Shangfu project, Lanhu Shidai project, Sea Bay Garden project, and Shenyang Digital Town project, with the aim of achieving the annual sales targets for the final phase of historical projects.

The above business plan and business objectives do not represent the listed Company's profit forecast for 2024. Whether it can be achieved depends on various factors including changes in market conditions and the effort made by the management team.

Investors must pay special attention to that because there exists great uncertainty.

#### Provision of guarantees for homebuyers on bank mortgages:

Applicable  Not applicable

As a usual practice for real estate developers, the Company has been providing guarantees and security deposits for its homebuyers on their bank mortgages. As at 30 June 2024, security deposits for such outstanding guarantees amounted to RMB1,134,757.40, which will be returned upon the expiry of the guarantees.

As a usual practice for real estate developers, the Company has been providing guarantees and security deposits for its homebuyers on their bank mortgages. As at 30 June 2024, outstanding guarantees amounted to RMB335,272,511.16, which will be returned upon the expiry of the guarantees.

#### Joint investments by directors, supervisors and senior management and the listed company (applicable for such



**investments where the directors, supervisors and senior management are the investment entities):**

☑ Applicable ☐ Not applicable

Name of project	Type of investment entity	Amount of investment (RMB'0,000)	% of investment amount	As % of the peak of the project funds	Cumulative income	Disinvestment	Compatibility of actual investment amount and distributed income
Lanhu Shidai Project <sup>1</sup>	Mandatory investment entities (including directors and senior management)	2,647.00	66.18%	N/A	N/A	N/A	N/A
	Voluntary investment entities	1,353.00	33.82%	N/A	N/A	N/A	N/A

Note: 1. Since this is an ongoing project, the peak of the project funds, cumulative income and disinvestment are unknown. For details, please refer to the relevant announcements disclosed by the Company on [www.cninfo.com.cn](http://www.cninfo.com.cn) dated 9 November 2019.

## II Core Competitiveness Analysis

**Advantages in brand and cultural accumulation:** SZPRD, a state-owned enterprise in Shenzhen, has forged an unparalleled legacy of pioneering development over the past four decades. The company has crafted a diversified development pattern with real estate development at the forefront, accompanied by urban renewal, property management, asset operation, and industrial investment. The brand value and comprehensive strength of "Shenzhen Property," imbued with the spirit of reform and opening up in international trade, have garnered significant market recognition. Born from the World Trade Building, the company has flourished through reform and opening up, coexisting and flourishing alongside the miraculous city of Shenzhen. The corporate culture of "daring to be the first and striving for transformation" intermingles with the "pioneering spirit" of surmounting challenges, providing guidance in advancing the remarkable progress of SZPRD from "Shenzhen speed" to "Shenzhen quality."

**The market-orientation advantage:** Always adhering to deepening the implementation of the market-oriented operation mechanism, the Company keeps promoting in-depth reform of its systems and mechanisms, and has initially formed a market-oriented operation mechanism covering all process and the whole chain from the front (resource acquisition) to the middle (resource development) and to the end (value realization). In particular, it aligns with market situations and industry benchmarks in terms of high-standard full-cycle engineering management, whole-process cost control and all-module labor resources management, respects market laws, and keeps refining operation mechanisms and maintaining its vitality and development efficiency, with orderly efforts in all operation works and good results achieved.

**The whole-industry-chain layout advantage:** In recent years, the Company adheres to the development ideas of consolidating the foundation, breaching boundaries and focusing on leadership, and accelerates market-oriented operation development. In the comprehensive asset operation industry, it continues to promote the collaboration of the reinforcing chain, the replenishing chain, the extending chain and all other chains, and has basically formed the four major business sectors including industry-urban space development, property management service, ecological industrial operation and ecological primary business investment, demonstrating its advantages through internal and external collaboration, magnifying the effects of industrial convergence, and presenting the initial integrated layout of the whole industry chain.

**The industry-urban integration advantage:** The Company steadily and continuously promotes the development and construction of Shenyang Digital Town and Lanhu Shidai Industrial Park, which are overall in sound progress. Meanwhile, based on its regional industrial development strategy, government policy support focuses and the development objectives of the industrial park, the Company has made forward-looking industry introduction and cultivation plans on the premise of seizing industrial trends and regional advantages, and has accumulated rich experience in promoting integrated industry-urban development while guarding the Company's operation performance and supporting local economic growth and urban governance.

### III Core Business Analysis

#### Overview

See contents under the heading “I Principal Activity of the Company in the Reporting Period”.

Year-on-year changes in key financial data:

Unit: RMB

	H1 2024	H1 2023	Change (%)	Main reason for change
Operating revenue	856,028,445.25	1,905,464,632.85	-55.08%	Decreased revenue carryforwards in real estate in the current period
Cost of sales	669,091,472.18	1,372,159,884.25	-51.24%	Decreased cost carryforwards in real estate in the current period
Selling expense	9,106,255.87	13,087,297.05	-30.42%	Decreased payment for sales agency expenses in the current period
Administrative expense	127,378,140.36	149,188,184.18	-14.62%	Decreased payment for employee compensation and legal costs in the current period
Finance costs	16,087,020.98	24,192,404.94	-33.50%	Increased interest income in the current period
Income tax expense	4,860,162.97	78,819,275.76	-93.83%	Decreased total profit in the current period
R&D investments	2,243,317.44	1,711,051.44	31.11%	Increased R&D projects in the current period
Net cash generated from/used in operating activities	-736,827,101.44	-580,021,658.15	-27.03%	Decreased cash inflows in the current period
Net cash generated from/used in investing activities	-2,840,739.35	-4,097,141.76	30.67%	Payment for equity acquisition under the same control in the same period of last year
Net cash generated from/used in financing activities	-126,125,135.93	449,035,955.58	-128.09%	Decreased bank loans, increased repayment for maturing borrowings and payment for dividends in the current period
Net increase in cash and cash equivalents	-865,658,773.93	-133,028,374.78	-550.73%	Decreased new borrowings, increased repayment for maturing loans and dividends paid in the current period compared with the same period of last year
Taxes and surcharges	10,447,340.39	45,190,786.03	-76.88%	Increased VAT of lands accrued in the

				same period of last year
Asset impairment loss	-5,858.65	2,045.93	-386.36%	Increased inventory falling price reserves in the current period
Credit impairment loss	-18,396,918.74	-13,610,779.58	-35.16%	Increased bad debt provision in the current period
Return on investment	412,742.53	1,857,388.32	-77.78%	Decreased net profits of joint ventures in the current period
Non-operating income	479,063.20	-204,898.03	333.81%	Reversal of non-operating income recognized in previous period in the same period of last year
Other comprehensive income –differences arising from the translation of foreign currency-demoninated financial statements	393,038.16	1,679,998.83	-76.60%	Influenced by changes in exchange rate

Material changes to the profit structure or sources of the Company in the Reporting Period:

Applicable  Not applicable

No such changes in the Reporting Period.

Breakdown of operating revenue:

Unit: RMB

	H1 2024		H1 2023		Change (%)
	Operating revenue	As % of total operating revenue (%)	Operating revenue	As % of total operating revenue (%)	
<b>Total</b>	856,028,445.25	100%	1,905,464,632.85	100%	-55.08%
<b>By operating division</b>					
Property development	13,841,686.40	1.62%	1,053,881,874.68	55.31%	-98.69%
Property management	771,525,962.31	90.13%	773,181,325.02	40.58%	-0.21%
Property rental	70,660,796.54	8.25%	78,401,433.15	4.11%	-9.87%
<b>By product category</b>					
Property development	13,841,686.40	1.62%	1,053,881,874.68	55.31%	-98.69%
Property management	771,525,962.31	90.13%	773,181,325.02	40.58%	-0.21%
Property rental	70,660,796.54	8.25%	78,401,433.15	4.11%	-9.87%
<b>By operating segment</b>					
Shenzhen	673,395,027.18	78.67%	1,736,158,823.32	91.11%	-61.21%
Other	182,633,418.07	21.33%	169,305,809.53	8.89%	7.87%

Operating Division, Product Category or Operating Segment Contributing over 10% of Operating Revenue or Operating Profit

Applicable  Not applicable

Unit: RMB

	Operating revenue	Cost of sales	Gross profit margin	YoY change in operating	YoY change in cost of sales	YoY change in gross profit
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				revenue (%)	(%)	margin (%)
By operating division						
Property development	13,841,686.40	4,621,045.97	66.62%	-98.69%	-99.34%	32.58%
Property management	771,525,962.31	621,695,503.76	19.42%	-0.21%	-2.09%	1.61%
By product category						
Property development	13,841,686.40	4,621,045.97	66.62%	-98.69%	-99.34%	32.58%
Property management	771,525,962.31	621,695,503.76	19.42%	-0.21%	-2.09%	1.61%
By operating segment						

Core business data of the prior year restated according to the changed statistical caliber for the Reporting Period:

Applicable  Not applicable

#### IV Analysis of Non-Core Businesses

Applicable  Not applicable

Unit: RMB

	Amount	As % of total profit	Main source/reason	Recurrent or not
Return on investment	412,742.53	6.68%	Share of profits of joint ventures	Yes
Gain/loss on changes in fair value	0.00	0.00%		
Asset impairments	-5,858.65	-0.09%	Inventory valuation allowances	Not
Non-operating income	479,063.20	7.75%	Confiscation of security deposits for lease	Not
Non-operating expense	436,385.09	7.06%	Mainly payment for sporadic non-operating expenses	Not
Credit impairment loss	-18,396,918.74	-297.60%	Allowances for doubtful accounts	Not

#### V Analysis of Assets and Liabilities

##### 1. Significant Changes in Asset Composition

Unit: RMB

	30 June 2024		31 December 2023		Change in percentage (%)	Reason for any significant change
	Amount	As % of total assets	Amount	As % of total assets		
Monetary assets	1,885,846,531.69	11.32%	2,748,798,476.72	16.18%	-4.86%	Repayment for maturing borrowings and payment for dividends
Accounts receivable	525,349,243.53	3.15%	502,806,453.88	2.96%	0.19%	Increased property management fee receivable
Contract assets	724,882.35	0.00%	844,485.57	0.00%	0.00%	
Inventories	11,584,703,198.76	69.54%	11,098,209,095.74	65.33%	4.21%	Increased development costs

Investment property	369,472,806.82	2.22%	386,810,800.47	2.28%	-0.06%	
Long-term equity investments	84,470,493.08	0.51%	84,057,750.55	0.49%	0.02%	Increased returns from joint ventures
Fixed assets	58,895,644.84	0.35%	66,436,408.90	0.39%	-0.04%	
Right-of-use assets	20,632,466.91	0.12%	23,516,796.22	0.14%	-0.02%	
Short-term borrowings	50,036,250.00	0.30%	230,915,000.00	1.36%	-1.06%	Repayment for maturing loans
Contract liabilities	846,699,653.68	5.08%	820,424,953.42	4.83%	0.25%	Increased pre-sale payment
Long-term borrowings	1,387,120,583.02	8.33%	1,399,889,274.47	8.24%	0.09%	
Lease liabilities	12,635,031.03	0.08%	10,571,092.27	0.06%	0.02%	New lease
Other receivables	606,627,612.52	3.64%	624,394,372.82	3.68%	-0.04%	Recovery of certain current accounts and increased allowances for doubtful accounts
Other current assets	172,158,013.65	1.03%	127,774,825.51	0.75%	0.28%	Increased debit balance of reclassified tax payable
Deferred income tax assets	1,298,889,053.69	7.80%	1,276,440,386.83	7.51%	0.29%	Increased deductible loss provisions
Other non-current assets	4,783,032.03	0.03%	3,505,155.93	0.02%	0.01%	Increased prepayments for fixed asset purchase
Accounts payable	497,647,577.28	2.99%	662,869,059.59	3.90%	-0.91%	Decreased accounts payable for engineering
Advances from customers	811,650.90	0.00%	2,265,223.56	0.01%	-0.01%	Decreased rental advances
Other payables	1,156,391,495.32	6.94%	1,217,303,294.25	7.17%	-0.23%	Decreased accrued expenses
Current portion of non-current liabilities	3,457,663,129.19	20.76%	3,092,324,853.07	18.20%	2.56%	Increased current portion of long-term borrowings
Long-term payables	399,899,850.00	2.40%	400,105,655.56	2.36%	0.04%	
Other non-current liabilities	130,742,839.33	0.78%	127,039,225.54	0.75%	0.03%	

## 2. Major Assets Overseas

Applicable  Not applicable

### 3. Assets and Liabilities at Fair Value

Applicable  Not applicable

Unit: RMB

Item	Beginning amount	Gain/loss on fair-value changes in the Reporting Period	Cumulative fair-value changes charged to equity	Impairment allowance for the Reporting Period	Purchased in the Reporting Period	Sold in the Reporting Period	Other changes	Ending amount
Financial assets								
4. Investments in other equity instruments	636,926.20		203,351.55				4,044.32	437,618.97
Total of the above	636,926.20		203,351.55				4,044.32	437,618.97
Financial liabilities	0.00							0.00

Contents of other changes:

Other changes were resulted from exchange rate movements.

Significant changes to the measurement attributes of the major assets in the Reporting Period:

Yes  No

### 4. Restricted Asset Rights as at the Period-End

Item	Ending carrying value	Reason for restriction
Monetary assets	18,366,170.50	Note 1-Note 8
The land use right of the plot D of Shenyang Digital Town in Yangzhou	258,390,000.00	Note 9
<b>Total</b>	<b>276,756,170.50</b>	

Note 1: In terms of monetary assets with restricted right to use at the period-end, there was a bank guarantee money of RMB2,200,000.00 of the subsidiary company Shenzhen Shenfubao Property Development Co., Ltd.

Note 2: In terms of monetary assets with restricted right to use at the period-end, there was RMB3,000,000.00 of the subsidiary company Shenzhen Facility Management Community Technology Co., Ltd. frozen by a court of law due to pre-litigation preservation for contract disputes.

Note 3: In terms of monetary assets with restricted right to use at the period-end, there was a loan deposit of RMB1,134,757.40 provided as mortgage loan guarantees for commercial housing purchasers and paid by the Company as a real estate developer according to real estate business practices.

Note 4: In terms of monetary assets with restricted right to use at the period-end, there was RMB11,881,338.63 of interest on term deposits accrued at the period-end.

Note 5: In terms of monetary assets with restricted right to use at the period-end, there was RMB129,003.62 in the account of the subsidiary company Shenzhen Property Engineering and Construction Supervision Co., Ltd. The account was in a receiving-only status because the legal person change formalities had not been completed by the period-end.

Note 6: In terms of monetary assets with restricted right to use at the period-end, there was a POS security deposit of RMB1,500.00 of subsidiary Shandong Shengguomao Real Estate Management Co., Ltd.

Note 7: In terms of monetary assets with restricted right to use at the period-end, there was RMB1,000.00 which was the deposit for POS machine of Jiangxi Branch of Shenzhen Shenfubao Property Development Co., Ltd., a subsidiary.

Note 8: In terms of monetary assets with restricted right to use at the period-end, there was RMB18,570.85 which were restricted funds frozen due labor arbitration case of the subsidiary Shenzhen Free Trade Zone Security Service Co., Ltd.

Note 9: Due to the needs of daily business activities, the Company applied for a loan from Agricultural Bank of China Co., Ltd. Yangzhou Branch and mortgaged the land use right of Shenyang Digital Town. The loan has the duration from 19 January 2024 to 18 January 2029 and applies floating interest rates.

## VI Investments Made

### 1. Total Investment Amount

Applicable  Not applicable

### 2. Major Equity Investments Made in the Reporting Period

Applicable  Not applicable

### 3. Major Non-Equity Investments Ongoing in the Reporting Period

Applicable  Not applicable

### 4. Financial Investments

#### (1) Securities Investments

Applicable  Not applicable

Unit: RMB

Variety of security	Code of security	Name of security	Initial investment cost	Accounting measurement method	Beginning carrying value	Gain/Loss on fair value changes in Reporting Period	Accumulated fair value changes charged to equity	Purchased in Reporting Period	Sold in Reporting Period	Gain/loss in Reporting Period	Ending carrying value	Accounting title	Source of investment funds
Domestic/Foreign stock	400016,420016	Jintian A, Jintian B	3,565,856.06	Fair value method	636,926.20		-203,351.55			4,044.32	437,618.97	Investments in other equity instruments	Obtained in Jintian's debt restructuring
Total			3,565,856.06	--	636,926.20	0.00	-203,351.55	0.00	0.00	4,044.32	437,618.97	--	--

**(2) Investments in Derivative Financial Instruments**

Applicable  Not applicable

No such cases in the Reporting Period.

**5. Use of Funds Raised**

Applicable  Not applicable

No such cases in the Reporting Period.

**VII Sale of Major Assets and Equity Investments****1. Sale of Major Assets**

Applicable  Not applicable

No such cases in the Reporting Period.

**2. Sale of Major Equity Investments**

Applicable  Not applicable

**VIII Principal Subsidiaries and Joint Stock Companies**

Applicable  Not applicable

Principal subsidiaries and joint stock companies with an over 10% effect on the Company's net profit

Unit: RMB

Name	Relationship with the Company	Principal activity	Registered capital	Total assets	Net assets	Operating revenue	Operating profit	Net profit
Shenzhen Huangchen Real Estate Co., Ltd.	Subsidiary	Development and sales of real estate	30,000,000.00	7,868,822,469.83	2,993,535,745.58	9,544,774.98	15,743,888.00	11,803,798.60
Shenzhen International Trade Center Property Management Co., Ltd.	Subsidiary	Property management services	20,000,000.00	1,800,821,829.15	430,322,463.48	770,307,239.80	69,491,613.31	50,539,602.83

Subsidiaries obtained or disposed in the Reporting Period

Applicable  Not applicable

Notes to the principal subsidiaries and joint stock companies:

**IX Structured Bodies Controlled by the Company**

Applicable  Not applicable



## **X Risks Facing the Company and Countermeasures**

### **1. Market risk**

Under the guidance of the policy that "houses are for living in, not for speculating on", the demand side of the real estate market remains in the downward channel. Consequently, the development space of the property industry has been constantly compressed, industry profits have fallen sharply and there has been a shift from land dividends to management dividends. In particular, it poses unprecedented challenges to business capabilities such as cost design and engineering. The advancement of urban renewal projects is confronted with complicated conditions and formidable obstacles and the Company's business and development face opportunities and challenges.

Under grim circumstances, the Company thoroughly studied the opportunities and challenges brought about by macroeconomic trends and policy movements, actively sought the strategic breakthrough direction and adhered to prudent operation. Additionally, it raised funds from multiple channels, focused on enhancing the management level and seized opportunities in the land market. Based in Shenzhen, the Company aims to extend its presence to the Guangdong-Hong Kong-Macao metropolitan area and surrounding areas and strives to improve its sustainable development capabilities.

### **2. Business operation risk**

The continued downturn in the property market has made it more difficult for the Company to reduce its inventory of projects, while the Company's existing land resources for development are insufficient, putting pressure on the Company's business development.

The Company will pay close attention to the market and industry policy changes, focus on project construction and property sales, develop targeted land expansion plans, consolidate the main business and actively explore the path of development in line with the reality of the Company.

### **3. Financing Risk**

In the process of actively increasing land reserves and accelerating the business development in the recent years, the Company needs to invest a large amount of funds for land acquisition and project development. In addition to its own funds, the Company's project development funds need to be externally financed through bank loans and issuing securities.

Currently, the Company has steady financial situation and good credit condition, and will further strictly control financial risks, actively explore various financing channels so as to raise funds for project development in the future.

The above business plan and business objectives do not represent the listed Company's profit forecast for 2024. Whether it can be achieved depends on various factors including changes in market conditions and the effort made by the management team. Investors must pay special attention to that because there exists huge uncertainty.

## **XI Implementation of the Action Plan for “Dual Enhancement of Quality and Profitability”**

Has the Company disclosed its Action Plan for “Dual Enhancement of Quality and Profitability”

Yes No

## Part IV Corporate Governance

### I Annual and Extraordinary General Meeting Convened during the Reporting Period

#### 1. General Meetings Convened during the Reporting Period

Meeting	Type	Investor participation ratio	Convened date	Disclosure date	Resolution of the meeting
The 2023 Annual General Meeting	Annual General Meeting	60.52%	19 April 2024	20 April 2024	The Meeting considered and approved the Report on the Work of the Board of Directors for 2023, the Report on the Work of the Supervisory Committee for 2023, the Annual Report 2023 and Summary, the Report on the Financial Accounts for 2023, the Report on the Financial Budget for 2024, the Proposal on the Distribution of Profits and Capitalization of Capital Reserve for 2023, the Proposal on the Comprehensive Credit Line and Financing Limit for 2024 and the Proposal to Expect Continuing Related-party Transactions for 2024, etc. For details, please refer to the Announcement on Resolutions of the Annual General Meeting of Shareholders for 2023 with the number 2024-16 on Cninfo ( <a href="http://www.cninfo.com.cn">www.cninfo.com.cn</a> ).
The 1 <sup>st</sup> Extraordinary General Meeting of 2024	Extraordinary General Meeting	60.51%	20 June 2024	21 June 2024	The Meeting considered and approved the Proposal on Providing Guarantees for Subsidiaries to Apply for Loan Lines of Credit from Banks. For details, please refer to the Announcement on Resolutions of the 1 <sup>st</sup> Extraordinary General Meeting of 2024 with the number 2024-26 on Cninfo ( <a href="http://www.cninfo.com.cn">www.cninfo.com.cn</a> ).

#### 2. Extraordinary General Meetings Convened at the Request of Preference Shareholders with Resumed Voting Rights

Applicable  Not applicable

## **II Changes in Directors, Supervisors and Senior Management**

Applicable  Not applicable

No such cases in the Reporting Period. See the Annual Report 2023 for details.

## **III Interim Dividend Plan**

Applicable  Not applicable

The Company has no interim dividend plan, either in the form of cash or stock.

## **IV Equity Incentive Plans, Employee Stock Ownership Plans or Other Incentive Measures for Employees**

Applicable  Not applicable

No such cases in the Reporting Period.

## Part V Environmental and Social Responsibility

### I Major Environmental Issues

Indicate by tick mark whether the Company or any of its subsidiaries is a heavily polluting business identified by the environmental protection authorities of China.

Yes  No

Administrative penalties imposed for environmental issues during the Reporting Period

Name of the company or subsidiary company	Penalty reason	Violation situation	Penalty result	Impact on the production and operation of the listed companies	Remediation measures of the Company
N/A	N/A	N/A	N/A	N/A	N/A

Other environmental information disclosed with reference to key emission units

The Company attaches great importance to environmental protection and strictly implements relevant laws and regulations. During the Reporting Period, no major environmental violations occurred and no administrative penalties were imposed on environmental protection.

Actions taken to reduce carbon dioxide emissions during the Reporting Period and the impact:

Applicable  Not applicable

Reasons for not disclosing other environmental information

Neither the Company nor any of its subsidiaries is a heavily polluting business identified by the environmental protection authorities of China.

### II Social Responsibility

- SZPRD organized subordinate enterprises to provide paired consumption aids for high-quality development, boosting rural revitalization.
- As an important landmark in Shenzhen, the International Trade Centre Building has always played an important role in promoting economic and social development. Through rich exhibits and detailed historical information, the historical display truly restores the “Shenzhen Speed” during the construction of the International Trade Centre Building and the “South Tour Speech” made by Deng Xiaoping. From 1 January 2024 to 30 June 2024, the historical display received 148 visits from various places, totaling 4,572 people, effectively promoting the united front propaganda and education and social science education in Shenzhen.

## Part VI Significant Events

### **I Commitments of the Company's De Facto Controller, Shareholders, Related Parties and Acquirers, as well as the Company Itself and Other Entities Fulfilled in the Reporting Period or Ongoing at the Period-End**

Applicable  Not applicable

No such cases in the Reporting Period.

### **II Occupation of the Company's Capital by the Controlling Shareholder or any of Its Related Parties for Non-Operating Purposes**

Applicable  Not applicable

No such cases in the Reporting Period.

### **III Irregularities in the Provision of Guarantees**

Applicable  Not applicable

No such cases in the Reporting Period.

### **IV Engagement and Disengagement of Independent Auditor**

Are the interim financial statements audited?

Yes  No

This Interim Report is unaudited.

### **V Explanations Given by the Board of Directors and the Supervisory Committee Regarding the Independent Auditor's "Modified Opinion" on the Financial Statements of the Reporting Period**

Applicable  Not applicable

### **VI Explanations Given by the Board of Directors Regarding the Independent Auditor's "Modified Opinion" on the Financial Statements of Last Year**

Applicable  Not applicable

### **VII Insolvency and Reorganization**

Applicable  Not applicable

No such cases in the Reporting Period.

## VIII Legal Matters

Significant lawsuits and arbitrations:

Applicable  Not applicable

General information	Involved amount (RMB'0,000)	Provision	Progress	Decisions and effects	Execution of decisions	Disclosure date	Index to disclosed information
Arbitration case of property contract dispute between the Fourth Owners' Committee of Shenzhen Nanshan District Software Park (Applicant) and Shenzhen ITC Technology Park Service Co., Ltd. (Respondent 1), the Branch in High-Tech Zone (Respondent 2) for Software Park Phase I. The Applicant requested an award to the Respondent 1 and 2 to return the owners' public revenue and bear the attorney's fees.	73.53	Not	Closed	The Company received two arbitration awards on 23 and 24 March 2023. For the arbitration case over the dispute with the Science Park's Corporate Owners Committee, it has rejected all requests of the counterparty, and its High-tech Zone Branch has returned the public space occupation fee of about RMB540,000 to the Corporate Owners Committee.	As a result of the turnover in the owners' committee, the new committee has not been formed yet, and there is no corporate account. Discussions have taken place with the court, leading to a temporary suspension of payment.		
Shenzhen Qitian Sunshine Hotel Management Co., Ltd. (plaintiff) sued ShenZhen Properties & Resources Development (Group) Ltd. (defendant) for property leasing contract dispute, requesting the defendant to pay compensation for interior decoration of the relocated house and relocation fee of the leased house and to return the subsidy fee of the leased house, etc. The first instance judgment reads that the plaintiff Shenzhen Qitian	105.09	Not	Shenzhen Qitian Sunshine Hotel Management Co., Ltd. filed a retrial.	The Higher People's Court of Guangdong Province has rejected the 7 Days Inn's application for a retrial.	Enforcement, retrial process		

<p>Sunshine Hotel Management Co., Ltd. shall pay rent of RMB1,050,913.6 to the defendant ShenZhen Properties &amp; Resources Development (Group) Ltd. within 10 days from the effective date of this judgment. The second-instance court rejected the appeal from Qitian Hotel, upheld the original verdict, and Qitian Hotel has now applied for retrial.</p>							
<p>Since the violation of the <i>Equity Transfer Contract for the Urban Renewal Project in Bangling Community, Guanlan Subdistrict, Longhua District, Shenzhen City</i> committed by the Shenzhen Xinhai Rongyao Real Estate Development Co., Ltd. constituted material breach of contract, according to provisions of the contract, the Company is entitled to require Shenzhen Xinhai Rongyao Real Estate Development Co., Ltd. to pay compensation for its investment loss at an annual interest rate of 11% of the capital the Company invested in the Bangling project. Therefore, the Company filed an arbitration.</p>	5085.23	Not	Application for enforcement has been filed	Ruling that Xinhai Rongyao should pay RMB50 million in investment loss compensation to SZPRD; Xinhai Rongyao must pledge and register its 30% equity interest in Rongyao Real Estate to SZPRD; Xinhai Rongyao compensates SZPRD for lawyer fees of RMB150,000, preservation fees of RMB3,000, preservation insurance fees of RMB41,120.84, and arbitration fees of RMB658,188.60.	In execution		
<p>On 26 February 2019, the Company signed <i>Repayment Agreement</i> with Rongyao Real Estate, Shenzhen Xinhai Rongyao Real Estate Development Co., Ltd. and Shenzhen</p>	72,218.22	Not	When an arbitrator was to be appointed to set up an arbitration tribunal for the case, the respondent	Not yet	Not yet	9 June 2023	For details, please refer to the Announcement on Major Arbitratio

<p>Xinhai Holding Co., Ltd. For details, see <i>Announcement on the Signing of Repayment Agreement</i> (Announcement No.: 2019-9) disclosed by the Company on <a href="http://www.cninfo.com.cn">http://www.cninfo.com.cn</a>. According to provisions of the <i>Repayment Agreement</i>, Shenzhen Xinhai Rongyao Real Estate Development Co., Ltd. and Shenzhen Xinhai Holding Co., Ltd. acknowledge to settle their debts to Rongyao Real Estate. However, Shenzhen Xinhai Investment Development Co., Ltd., Shenzhen Chengjian Real Estate Management Co., Ltd., Shenzhen Lianghong Industry Co., Ltd. and Shenzhen Huaye Tiancheng Investment Co., Ltd., as their guarantors who assume joint and several liability, failed to settle all debts as required by the agreement. Therefore, Rongyao Real Estate filed an arbitration.</p>		<p>initiated a proceeding at the Shenzhen Intermediate People's Court seeking confirmation of the validity of the arbitration agreement, causing the Arbitration Court to temporarily suspend its hearing of the case. On 26 February 2024, the Shenzhen Intermediate People's Court made a ruling, rejecting the application made by Xinhai Holding to confirm the validity of the arbitration agreement. On 29 July 2024, Rongyao Real Estate received the Shenzhen Court of International Arbitration's <i>Notice of Resumption of Arbitration Procedure</i> [(2023) Shengguozhongshou No. 2970-10], which showed that</p>				<p>n of Subsidiary (No.: 2023-13), Announcement on Progress of Major Arbitration of Subsidiary (No.: 2023-21) and Announcement on Progress of Major Arbitration of Subsidiary (No.: 2024-31) disclosed by the Company on Cninfo.</p>
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			<p>in view of the fact that the Shenzhen Intermediate People's Court of Guangdong Province had made the <i>Civil Ruling</i> ([2023] Yue 03 Minte No. 1308) rejecting the respondent's application to confirm the invalidity of the arbitration agreement, the court held that the reason for suspending the arbitration procedure had disappeared and decided to resume the arbitration procedure in this case. The case will be heard at the Shenzhen Court of International Arbitration on 30 August 2024.</p>				
Summary of other contract disputes	9,681	See Part X Financial Report- XVI-2	See Part X Financial Report- XVI -2	See Part X Financial Report- XVI -2	See Part X Financial Report- XVI -2		

Other legal matters

Applicable  Not applicable

## IX Punishments and Rectifications

Applicable  Not applicable

No such cases in the Reporting Period.

## X Credit Quality of the Company as well as its Controlling Shareholder and De Facto Controller

Applicable  Not applicable

## XI Major Related-Party Transactions

### 1. Continuing Related-Party Transactions

Applicable  Not applicable

Related party	Relationship with the Company	Type of transaction	Specific transaction	Pricing principle	Transaction price	Total value (RMB '0,000)	As % of total value of all same-type transactions	Approved transaction line (RMB '0,000)	Over the approved line or not	Method of settlement	Obtainable market price for same-type transactions	Disclosure date	Index to disclosed information
Shenzhen Bay Technology Development Co., Ltd.	Wholly-owned subsidiary of the Company as the parent	Related-party transactions governing sales of commodity and providing of labors	Property management services	Market principle	Agreement price	3,821.38	4.95%	6,969.03	No	Cash	3,821.38	30 March 2024	Announcement on Estimated Continuing Related-party Transactions in 2024 (No.: 2024-09) disclosed on Cninfo
Hebei Shenbao Investment Development Co., Ltd.	Subsidiary of the Company as the parent	Related-party transactions governing sales of commodity and providing of labors	Property management services and engineering services	Market principle	Agreement price	1,652.59	2.14%	4,249	No	Cash	1,652.59		
Shenzhen Bay Technology Development	Wholly-owned subsidiary	Related-party transactions governing	Management services	Market principle	Agreement price	3,357.16	5.40%	7,276.18	No	Cash	3,357.16		

opment Co., Ltd.	of the Company as the parent	ning purchase of commodity and receiving of labors											
Shenzhen Shentou Real Estate Development Co., Ltd.	Wholly-owned subsidiary of the Company as the parent	Trusteeship	Trustee management services of houses	Market principle	Agreement price	3,245.49	45.93%	6,446.58	No	Cash	3,245.49		
Total				--	--	12,076.62	--	24,940.79	--	--	--	--	--
Large-amount sales return in detail				N/A									
Give the actual situation in the Reporting Period (if any) where an estimate had been made for the total value of continuing related-party transactions by type to occur in the Reporting Period				The total amount of continuing related-party transactions of the Company in 2024 is expected to be RMB405,580,900, and actual total amount of continuing related-party transactions in H1 2024 is lower than the approved line.									
Reason for any significant difference between the transaction price and the market reference price (if applicable)				N/A									

## 2. Related-Party Transactions Regarding Purchase or Disposal of Assets or Equity Investments

Applicable  Not applicable

No such cases in the Reporting Period.

## 3. Related-Party Transactions Regarding Joint Investments in Third Parties

Applicable  Not applicable

No such cases in the Reporting Period.

## 4. Credits and Liabilities with Related Parties

Applicable  Not applicable

Indicate by tick mark whether there were any credits and liabilities with related parties for non-operating purposes.

Yes  No

Amounts due from related parties:

Related party	Relationship with the Company	Reason	Capital occupation for non-operating purposes (yes/no)	Beginning balance (RMB'0,000)	Amount newly added in current period (RMB'0,000)	Amount received in current period (RMB'0,000)	Interest rate	Current interest (RMB'0,000)	Ending balance (RMB'0,000)
Shenzhen	The	Business	No	20,150					20,150

Xinhai Holdings Co., Ltd.	parent company of the subsidiary Rongyao Real Estate's minority shareholder Xinhai Rongyao	circulating funds before acquisition							
Shenzhen Xinhai Rongyao Real Estate Development Co., Ltd.	Minority shareholder of the subsidiary Rongyao Real Estate	Business circulating funds before acquisition	No	33,047.29					33,047.29
Influence on the Company's operating results and financial condition		All were within the risks control of the Company and not influenced the operating results and the financial conditions.							

Amounts due to related parties:

Related party	Relation with the Company	Formation reason	Beginning balance (RMB'0,000)	Amount newly added in current period (RMB'0,000)	Amount returned in current period (RMB'0,000)	Interest rate	Current interest (RMB'0,000)	Ending balance (RMB'0,000)
Shenzhen Jifa Warehouse Co., Ltd.	Joint venture	Current account	4,229.67					4,229.67
Shenzhen Tian'an International Building Property Management Co., Ltd.	Joint venture	Current account	521.43					521.43
Influence on the Company's operating results and financial condition		All were within the risks control of the Company and not influenced the operating results and the financial conditions.						

## 5. Transactions with Related Finance Companies

Applicable  Not applicable

The Company did not make deposits in, receive loans or credit from and was not involved in any other finance business with any related finance company or any other related parties.

## 6. Transactions with Related Parties by Finance Companies Controlled by the Company

Applicable  Not applicable

The finance company controlled by the Company did not make deposits, receive loans or credit from and was not involved in any other finance business with any related parties.

## 7. Other Major Related-Party Transactions

Applicable  Not applicable

No such cases in the Reporting Period.

## XII Major Contracts and Execution thereof

### 1. Entrustment, Contracting and Leases

#### (1) Entrustment

Applicable  Not applicable

No such cases in the Reporting Period.

#### (2) Contracting

Applicable  Not applicable

No such cases in the Reporting Period.

#### (3) Leases

Applicable  Not applicable

No such cases in the Reporting Period.

### 2. Major guarantees

Applicable  Not applicable

Unit: RMB'0,000

Guarantees provided by the Company as the parent and its subsidiaries for external parties (exclusive of those for subsidiaries)										
Obligor	Disclosure date of the guarantee line announcement	Line of guarantee	Actual occurrence date	Actual guarantee amount	Type of guarantee	Collateral (if any)	Counter-guarantee (if any)	Term of guarantee	Having expired or not	Guarantee for a related party or not
Guarantees provided by the Company for its subsidiaries										
Obligor	Disclosure date of the guarantee line announcement	Line of guarantee	Actual occurrence date	Actual guarantee amount	Type of guarantee	Collateral (if any)	Counter-guarantee (if any)	Term of guarantee	Having expired or not	Guarantee for a related party or not
Shenzhen Rongyao Real Estate Development	18 October 2019	500,000	27 November 2019	338,165	Joint-liability	Equity, land use right		27 November 2019 to 17 March 2026	No	No

Co., Ltd.										
Yangzhou Wuhe Real Estate Co., Ltd.	5 June 2024	67,000	25 July 2024	17,592.67	Joint-liability			25 July 2024 to 18 January 2029	No	No
Total approved line for such guarantees in the Reporting Period (A1)		67,000		Total actual amount of such guarantees in the Reporting Period (A2)		16,364.57				
Total approved line for such guarantees at the end of the Reporting Period (A3)		567,000		Total actual balance of such guarantees at the end of the Reporting Period (A4)		338,165.34				
Guarantees provided by the Company for its subsidiaries										
Obligor	Disclosure date of the guarantee line announcement	Line of guarantee	Actual occurrence date	Actual guarantee amount	Type of guarantee	Collateral (if any)	Counter-guarantee (if any)	Term of guarantee	Having expired or not	Guarantee for a related party or not
Guarantees provided between subsidiaries										
Obligor	Disclosure date of the guarantee line announcement	Line of guarantee	Actual occurrence date	Actual guarantee amount	Type of guarantee	Collateral (if any)	Counter-guarantee (if any)	Term of guarantee	Having expired or not	Guarantee for a related party or not
Total guarantee amount (total of the three kinds of guarantees above)										
Total guarantee line approved in the Reporting Period (A1+B1+C1)		67,000		Total actual guarantee amount in the Reporting Period (A2+B2+C2)		16,364.57				
Total approved guarantee line at the end of the Reporting Period (A3+B3+C3)		567,000		Total actual guarantee balance at the end of the Reporting Period (A4+B4+C4)		338,165.34				
Total actual guarantee amount (A4+B4+C4) as % of the Company's net assets				75.39%						
Of which:										
Balance of debt guarantees provided directly or indirectly for obligors with an over 70% debt/asset ratio (E)				338,165.34						
Total of the three amounts above (D+E+F)				338,165.34						

Compound guarantees:

### 3. Cash Entrusted for Wealth Management

Applicable  Not applicable

No such cases in the Reporting Period.

#### 4. Other Major Contracts

Applicable  Not applicable

No such cases in the Reporting Period.

### XIII Other Significant Events

Applicable  Not applicable

#### (I) Regarding the Change of Controlling Shareholders' Equity

During the Reporting Period, the Company received notification from Shenzhen Investment Holdings Co., Ltd. ("SIHC"), the controlling shareholder of the Company, that due to the execution of a court judgment, 1,730,300 restricted shares of the Company held by Shenzhen Duty-Free Commodity Enterprises Co., Ltd. had been transferred to the name of SIHC. The number of shares of the Company held by SIHC and its concert parties increased from 339,452,527 shares (representing 56.957% of the total share capital of the Company) to 341,182,827 shares (representing 57.247% of the total share capital of the Company). For details, please refer to the Announcement on the Change of Controlling Shareholders' Equity (No. 2024-04) disclosed by the Company on Cninfo (<http://www.cninfo.com.cn>).

#### (II) Regarding the provision of guarantees for subsidiary to apply for loans from banks

During the Reporting Period, to meet the capital needs of the subsidiary Yangzhou Wuhe Real Estate Co., Ltd. (hereinafter referred to as "Yangzhou Wuhe") for development and construction of Shenyang Digital Town, Yangzhou Wuhe intended to apply for loans of no more than RMB1 billion from banks and other financial institutions, which will be used for the development, construction and day-to-day operation of Shenyang Digital Town. The Board of Directors agreed that the Company would enter into guarantee agreements with banks and other financial institutions to provide guarantees of no more than RMB670 million for Yangzhou Wuhe to apply for the loans. For detailed progress, please refer to the *Announcement on Providing Guarantees for the Subsidiary to Apply for Loans from Banks* (Announcement No. 2024-20) and *Announcement on Progress of Providing Guarantees for the Subsidiary to Apply for Loans from Banks* (Announcement No. 2024-30) disclosed by the Company on <http://www.cninfo.com.cn>.

#### (III) Regarding joint stock company's conclusion of the housing expropriation compensation agreement

During the Reporting Period, the Company's joint stock company, Shenzhen Real Estate Jifa Warehousing Co., Ltd., concluded the *Housing Expropriation Compensation Agreement* with Shenzhen Yantian District Land Maintenance Affairs Center. For the compensation amount, please refer to the Real Estate Valuation Report on Housing Expropriation of the Pingyan Railway Renovation Project (Yantian Section) issued by Guozhonglian Asset Evaluation Land and Real Estate Valuation Co., Ltd. For detailed progress, please refer to the *Announcement on Joint Stock Company's Conclusion of the Housing Expropriation Agreement* (Announcement No. 2024-25) and *Announcement on Progress of Joint Stock Company's Receipt of the Housing Expropriation Compensation* (Announcement No. 2024-27) disclosed by the Company on <http://www.cninfo.com.cn>.

#### (IV) Regarding shareholder's transfer of part of the Company's shares under agreement and equity change

During the Reporting Period, the Company received a notice from the controlling shareholder, Shenzhen Investment Holdings Co., Ltd. (hereinafter referred to as "SIHC"), stating that it concluded a *Share Transfer Agreement* with China Orient Asset Management Co., Ltd. (hereinafter referred to as "China Orient") on 28 June 2024, pursuant to which it intends to transfer its

unrestricted outstanding shares (29,799,000 shares) in the Company and all shareholder equities arising from them to China Orient, which account for 5.00% of the Company's total share capital. After the transfer, SIHC will hold 273,345,937 shares in the Company, accounting for 45.87% of the Company's total share capital, and China Orient will hold 46,290,402 shares in the Company, accounting for 7.77% of the Company's total share capital. This equity change does not cause changes in the Company's controlling interest. For details, please refer to the *Suggestive Announcement on Shareholder's Transfer of Part of the Company's Shares under Agreement and Equity Change* (Announcement No. 2024-28) disclosed by the Company on <http://www.cninfo.com.cn>.

#### **XIV Significant Events of Subsidiaries**

Applicable  Not applicable



## Part VII Share Changes and Shareholder Information

### I Share Changes

#### 1. Share Changes

Unit: share

	Before		Increase/decrease in the Reporting Period (+/-)					After	
	Shares	Percentage (%)	New issues	Shares as dividend converted from profit	Shares as dividend converted from capital reserves	Other	Subtotal	Shares	Percentage (%)
I. Restricted shares	1,898,306	0.32%	0	0	0	0	0	1,898,306	0.32%
1. Shares held by State	0	0.00%	0	0	0	0	0	0	0.00%
2. Shares held by state-owned legal person	3,326	0.00%	0	0	0	+1,730,300	0	1,733,626	0.29%
3. Shares held by other domestic investors	1,894,980	0.32%	0	0	0	-1,730,300	0	164,680	0.03%
Among which: Shares held by domestic legal person	1,894,980	0.32%	0	0	0	-1,730,300	0	164,680	0.03%
Shares held by domestic natural person	0	0.00%	0	0	0	0	0	0	0.00%
4. Shares held by foreign investors	0	0.00%	0	0	0	0	0	0	0.00%
Among which: Shares held by foreign legal person	0	0.00%	0	0	0	0	0	0	0.00%
Shares held by foreign natural person	0	0.00%	0	0	0	0	0	0	0.00%
II. Unrestricted shares	594,080,786	99.68%	0	0	0	0	0	594,080,786	99.68%
1. RMB common shares	526,475,543	88.34%	0	0	0	0	0	526,475,543	88.34%
2. Domestically listed foreign shares	67,605,243	11.34%	0	0	0	0	0	67,605,243	11.34%

3. Overseas listed foreign shares	0	0.00%	0	0	0	0	0	0	0.00%
4. Others	0	0.00%	0	0	0	0	0	0	0.00%
III. Total shares	595,979,092	100.00%	0	0	0	0	0	595,979,092	100.00%

Reasons for share changes:

Applicable  Not applicable

During the Reporting Period, the Company received notification from Shenzhen Investment Holdings Co., Ltd. ("SIHC"), the controlling shareholder of the Company, that due to the execution of a court judgment, 1,730,300 restricted shares of the Company held by Shenzhen Duty-Free Commodity Enterprises Co., Ltd. had been transferred to the name of SIHC. For details, please refer to the Announcement on the Change of Controlling Shareholders' Equity (No. 2024-04) disclosed by the Company on Cninfo (<http://www.cninfo.com.cn>).

Approval of share changes:

Applicable  Not applicable

Transfer of share ownership:

Applicable  Not applicable

On 4 March 2024, 1,730,300 restricted shares of the Company held by Shenzhen Duty-Free Commodity Enterprises Co., Ltd. had been transferred to the name of SIHC by Shenzhen Branch of China Securities Depository and Clearing Co., Ltd. For details, please refer to the Announcement on the Change of Controlling Shareholders' Equity (No. 2024-04) disclosed by the Company on Cninfo (<http://www.cninfo.com.cn>).

Progress on any share repurchases:

Applicable  Not applicable

Progress on reducing the repurchased shares by means of centralized bidding:

Applicable  Not applicable

Effects of share changes on the basic and diluted earnings per share, equity per share attributable to the Company's ordinary shareholders and other financial indicators of the prior year and the prior accounting period, respectively:

Applicable  Not applicable

Other information that the Company considers necessary or is required by the securities regulator to be disclosed:

Applicable  Not applicable

For details about the transfer of part of the Company's shares by the Company's controlling shareholders via agreement and changes of controlling shareholders' equity, please refer to Note XIII. Other Significant Events.

## 2. Changes in Restricted Shares

Applicable  Not applicable

## II Issuance and Listing of Securities

Applicable  Not applicable

## III Shareholders and Their Holdings as at the Period-End

Unit: share

Total number of ordinary shareholders at the period-end		38,242		Total number of preference shareholders with resumed voting rights at the period-end (if any)			0	
5% or greater ordinary shareholders or the top 10 ordinary shareholders (exclusive of shares lent in refinancing)								
Name of shareholder	Nature of shareholder	Shareholding percentage (%)	Total shares held at the period-end	Increase/decrease during the Reporting Period	Number of restricted shares held	Number of non-restricted shares held	Pledged, marked or frozen shares	
							Status	Number
Shenzhen Investment Holdings Co., Ltd.	State-owned legal person	50.87%	303,144,937	+1,730,300	1,733,626	301,411,311	N/A	0
Shenzhen State-owned Equity Management Co., Ltd.	Domestic non-state-owned legal person	6.38%	38,037,890	0	0	38,037,890	N/A	0
China Orient Asset Management Co., Ltd.	State-owned legal person	2.77%	16,491,402	0	0	16,491,402	N/A	0
Wang Zhong	Domestic natural person	0.42%	2,500,000	+920,000	0	2,500,000	N/A	0
Industrial and Commercial Bank of China Limited – Southern China Securities Full Index Real Estate Trading Open-ended Index Securities Investment Fund	Other	0.36%	2,135,434	+496,600	0	2,135,434	N/A	0
Hong Kong Securities Clearing Company Ltd.	Foreign legal person	0.31%	1,859,738	-1,609,609	0	1,859,738	N/A	0
Duan Shaoteng	Domestic natural person	0.30%	1,760,565	0	0	1,760,565	N/A	0
Yang Yaochu	Domestic natural person	0.29%	1,728,084	+37,100	0	1,728,084	N/A	0
Li Xinyi	Domestic natural person	0.25%	1,500,000	0	0	1,500,000	N/A	0
Mai Furong	Domestic natural person	0.21%	1,248,596	+4,000	0	1,248,596	N/A	0
Strategic investor or general legal person becoming a top-10 ordinary shareholder due to rights issue (if any)	N/A							
Related or acting-in-concert parties among the shareholders above	The largest shareholder, Shenzhen Investment Holdings Co., Ltd., is the controlling shareholder of the Company and Shenzhen State-owned Equity Management Co., Ltd. And the Company does not know whether there are related parties or acting-in-concert parties among the other shareholders.							
Explain if any of the	N/A							

shareholders above was involved in entrusting/being entrusted with voting rights or waiving voting rights				
Special account for share repurchases (if any) among the top 10 shareholders	N/A			
Top 10 unrestricted shareholders (exclusive of shares lent in refinancing and executive lock-up shares)				
Name of shareholder	Unrestricted shares held at the period-end	Shares by type		
		Type	Shares	
Shenzhen Investment Holdings Co., Ltd.	301,411,311	RMB share	ordinary	301,411,411
Shenzhen State-owned Equity Management Co., Ltd.	38,037,890	RMB share	ordinary	38,037,890
China Orient Asset Management Co., Ltd.	16,491,402	RMB share	ordinary	16,491,402
Wang Zhong	2,500,000	RMB share	ordinary	2,500,000
Industrial and Commercial Bank of China Limited – Southern China Securities Full Index Real Estate Trading Open-ended Index Securities Investment Fund	2,135,434	RMB share	ordinary	2,135,434
Hong Kong Securities Clearing Company Ltd.	1,859,738	RMB share	ordinary	1,859,738
Duan Shaoteng	1,760,565	RMB share	ordinary	1,760,565
Yang Yaochu	1,728,084	Domestically listed share	foreign	1,728,084
Li Xinyi	1,500,000	RMB share	ordinary	1,500,000
Mai Furong	1,248,596	Domestically listed share	foreign	1,248,596
Related or acting-in-concert parties among top 10 unrestricted public shareholders, as well as between top 10 unrestricted public shareholders and top 10 shareholders	The largest shareholder, Shenzhen Investment Holdings Co., Ltd., is the controlling shareholder of the Company and Shenzhen State-owned Equity Management Co., Ltd. And the Company does not know whether there are related parties or acting-in-concert parties among the other shareholders.			
Top 10 ordinary shareholders involved in securities margin trading (if any)	At the end of the Reporting Period, among above shareholders, the shareholder Duan Shaoteng held all shares of the Company via his credit securities account.			

5% or greater shareholders, top 10 shareholders and Top 10 unrestricted shareholders involved in refinancing shares lending

Applicable  Not applicable

Changes in top 10 shareholders and top 10 unrestricted shareholders due to refinancing shares lending/return compared with the prior period

Applicable  Not applicable

Indicate by tick mark whether any of the top 10 ordinary shareholders or the top 10 unrestricted ordinary shareholders of the Company conducted any promissory repo during the Reporting Period.

Yes  No

No such cases in the Reporting Period.

## **IV Change in Shareholdings of Directors, Supervisors and Senior Management**

Applicable  Not applicable

There were no changes in shareholdings of directors, supervisors, and senior management in the Reporting Period. For details, see the 2023 Annual Report.

## **V Change of the Controlling Shareholder or the Actual Controller**

Change of the controlling shareholder in the Reporting Period

Applicable  Not applicable

The controlling shareholder remained the same in the Reporting Period.

Change of the actual controller in the Reporting Period

Applicable  Not applicable

The actual controller remained the same in the Reporting Period.

## **Part VIII Preference Shares**

Applicable  Not applicable

No preference shares in the Reporting Period.

## Part IX Bonds

Applicable  Not applicable

## Part X Financial Statements

### I. Auditor's Report

Are these interim financial statements audited by an independent auditor?

Yes  No

These interim financial statements have not been audited by an independent auditor.

### II Financial Statements

Currency unit for the financial statements and the notes thereto: RMB

#### 1. Consolidated Balance Sheet

Prepared by Shenzhen Properties & Resources Development (Group) Ltd.

30 June 2024

Unit: RMB

Item	30 June 2024	1 January 2024
Current assets:		
Monetary assets	1,885,846,531.69	2,748,798,476.72
Settlement reserve		
Interbank loans granted		
Held-for-trading financial assets		
Derivative financial assets		
Notes receivable		
Accounts receivable	525,349,243.53	502,806,453.88
Accounts receivable financing		
Prepayments	12,652,784.00	11,983,086.35
Premiums receivable		
Reinsurance receivables		
Receivable reinsurance contract reserve		
Other receivables	606,627,612.52	624,394,372.82
Including: Interest receivable	0.00	0.00
Dividends receivable	0.00	0.00
Financial assets purchased under resale agreements		
Inventories	11,584,703,198.76	11,098,209,095.74
Including: Data resource		
Contract assets	724,882.35	844,485.57
Assets held for sale		
Current portion of non-current assets		
Other current assets	172,158,013.65	127,774,825.51
Total current assets	14,788,062,266.50	15,114,810,796.59
Non-current assets:		
Loans and advances to customers		
Investments in debt obligations		
Investments in other debt obligations		
Long-term receivables		
Long-term equity investments	84,470,493.08	84,057,750.55
Investments in other equity	437,618.97	636,926.20



instruments		
Other non-current financial assets		
Investment property	369,472,806.82	386,810,800.47
Fixed assets	58,895,644.84	66,436,408.90
Construction in progress		
Productive living assets		
Oil and gas assets		
Right-of-use assets	20,632,466.91	23,516,796.22
Intangible assets	746,256.59	889,801.14
Including: Data resource		
Development costs		
Including: Data resource		
Goodwill	9,446,847.38	9,446,847.38
Long-term prepaid expense	22,825,786.74	21,510,397.88
Deferred income tax assets	1,298,889,053.69	1,276,440,386.83
Other non-current assets	4,783,032.03	3,505,155.93
Total non-current assets	1,870,600,007.05	1,873,251,271.50
Total assets	16,658,662,273.55	16,988,062,068.09
Current liabilities:		
Short-term borrowings	50,036,250.00	230,915,000.00
Borrowings from the central bank		
Interbank loans obtained		
Held-for-trading financial liabilities		
Derivative financial liabilities		
Notes payable		
Accounts payable	497,647,577.28	662,869,059.59
Advances from customers	811,650.90	2,265,223.56
Contract liabilities	846,699,653.68	820,424,953.42
Financial assets sold under repurchase agreements		
Customer deposits and interbank deposits		
Payables for acting trading of securities		
Payables for underwriting of securities		
Employee benefits payable	174,093,714.50	218,786,111.78
Taxes payable	3,949,179,575.54	4,026,957,347.94
Other payables	1,156,391,495.32	1,217,303,294.25
Including: Interest payable	0.00	0.00
Dividends payable	12,202,676.04	12,202,676.04
Handling charges and commissions payable		
Reinsurance payables		
Liabilities directly associated with assets held for sale		
Current portion of non-current liabilities	3,457,663,129.19	3,092,324,853.07
Other current liabilities	71,429,755.09	68,373,661.13
Total current liabilities	10,203,952,801.50	10,340,219,504.74
Non-current liabilities:		
Insurance contract reserve		
Long-term borrowings	1,387,120,583.02	1,399,889,274.47
Bonds payable		
Including: Preferred shares		
Perpetual bonds		
Lease liabilities	12,635,031.03	10,571,092.27
Long-term payables	399,899,850.00	400,105,655.56
Long-term employee benefits payable		

Provisions	650,000.00	650,000.00
Deferred income		
Deferred income tax liabilities	4,615,283.49	5,862,279.70
Other non-current liabilities	130,742,839.33	127,039,225.54
Total non-current liabilities	1,935,663,586.87	1,944,117,527.54
Total liabilities	12,139,616,388.37	12,284,337,032.28
Owners' equity:		
Share capital	595,979,092.00	595,979,092.00
Other equity instruments		
Including: Preferred shares		
Perpetual bonds		
Capital reserves	80,488,045.38	80,488,045.38
Less: Treasury stock		
Other comprehensive income	-3,162,651.27	-3,352,337.88
Specific reserve		
Surplus reserves	116,108,727.08	116,108,727.08
General reserve		
Retained earnings	3,695,853,783.28	3,872,586,802.17
Total equity attributable to owners of the Company as the parent	4,485,266,996.47	4,661,810,328.75
Non-controlling interests	33,778,888.71	41,914,707.06
Total owners' equity	4,519,045,885.18	4,703,725,035.81
Total liabilities and owners' equity	16,658,662,273.55	16,988,062,068.09

Legal representative: Liu Shengxiang

Head of financial affairs: Cai Lili

Head of the financial department: Cai Kelin

## 2. Balance Sheet of the Company as the Parent

Unit: RMB

Item	30 June 2024	1 January 2024
Current assets:		
Monetary assets	794,064,392.46	1,477,419,010.01
Held-for-trading financial assets		
Derivative financial assets		
Notes receivable		
Accounts receivable	114,596,179.95	120,029,158.78
Accounts receivable financing		
Prepayments		
Other receivables	4,564,271,534.77	4,489,713,785.01
Including: Interest receivable	0.00	0.00
Dividends receivable	0.00	0.00
Inventories	50,786,204.09	50,777,366.97
Including: Data resource		
Contract assets		
Assets held for sale		
Current portion of non-current assets		
Other current assets	9,882,008.43	2,617,751.73
Total current assets	5,533,600,319.70	6,140,557,072.50
Non-current assets:		
Investments in debt obligations		
Investments in other debt obligations		
Long-term receivables		
Long-term equity investments	1,374,961,894.18	1,374,549,151.65
Investments in other equity instruments	668,118.97	867,426.20

Other non-current financial assets		
Investment property	242,197,878.52	253,100,089.70
Fixed assets	17,458,095.16	22,373,578.76
Construction in progress		
Productive living assets		
Oil and gas assets		
Right-of-use assets	1,989,665.00	2,700,397.70
Intangible assets	3,723,999.98	3,887,333.33
Including: Data resource		
Development costs		
Including: Data resource		
Goodwill		
Long-term prepaid expense	190,246.64	380,493.32
Deferred income tax assets	11,687,262.00	1,961,067.37
Other non-current assets	2,931,926,650.86	2,853,376,650.86
Total non-current assets	4,584,803,811.31	4,513,196,188.89
Total assets	10,118,404,131.01	10,653,753,261.39
Current liabilities:		
Short-term borrowings		
Held-for-trading financial liabilities		
Derivative financial liabilities		
Notes payable		
Accounts payable	59,354,150.33	77,667,521.25
Advances from customers		227.00
Contract liabilities		
Employee benefits payable	42,666,605.46	57,605,546.32
Taxes payable	3,912,105.08	75,570,618.96
Other payables	7,093,447,672.64	7,278,131,009.11
Including: Interest payable	0.00	0.00
Dividends payable	29,642.40	29,642.40
Liabilities directly associated with assets held for sale		
Current portion of non-current liabilities	433,056,613.11	63,605,554.05
Other current liabilities		
Total current liabilities	7,632,437,146.62	7,552,580,476.69
Non-current liabilities:		
Long-term borrowings	0.00	400,400,000.00
Bonds payable		
Including: Preferred shares		
Perpetual bonds		
Lease liabilities	1,523,304.91	1,708,456.34
Long-term payables	399,899,850.00	400,105,655.56
Long-term employee benefits payable		
Provisions		
Deferred income		
Deferred income tax liabilities	497,416.25	675,099.43
Other non-current liabilities	40,000,000.00	40,000,000.00
Total non-current liabilities	441,920,571.16	842,889,211.33
Total liabilities	8,074,357,717.78	8,395,469,688.02
Owners' equity:		
Share capital	595,979,092.00	595,979,092.00
Other equity instruments		
Including: Preferred shares		
Perpetual bonds		
Capital reserves	53,876,380.11	53,876,380.11

Less: Treasury stock		
Other comprehensive income	-3,207,936.35	-3,004,584.80
Specific reserve		
Surplus reserves	116,108,727.08	116,108,727.08
Retained earnings	1,281,290,150.39	1,495,323,958.98
Total owners' equity	2,044,046,413.23	2,258,283,573.37
Total liabilities and owners' equity	10,118,404,131.01	10,653,753,261.39

### 3. Consolidated Income Statement

Unit: RMB

Item	H1 2024	H1 2023
1. Revenue	856,028,445.25	1,905,464,632.85
Including: Operating revenue	856,028,445.25	1,905,464,632.85
Interest income		
Insurance premium income		
Handling charge and commission income		
2. Costs and expenses	834,353,547.22	1,605,529,607.89
Including: Cost of sales	669,091,472.18	1,372,159,884.25
Interest expense		
Handling charge and commission expense		
Surrenders		
Net insurance claims paid		
Net amount provided as insurance contract reserve		
Expenditure on policy dividends		
Reinsurance premium expense		
Taxes and surcharges	10,447,340.39	45,190,786.03
Selling expense	9,106,255.87	13,087,297.05
Administrative expense	127,378,140.36	149,188,184.18
R&D expense	2,243,317.44	1,711,051.44
Finance costs	16,087,020.98	24,192,404.94
Including: Interest expense	35,164,356.97	31,827,441.32
Interest income	21,522,831.25	7,930,755.87
Add: Other income	2,428,205.18	5,670,088.91
Return on investment ("-" for loss)	412,742.53	1,857,388.32
Including: Share of profit or loss of joint ventures and associates	412,742.53	1,857,388.32
Income from the derecognition of financial assets at amortized cost ("-" for loss)		
Exchange gain ("-" for loss)		
Net gain on exposure hedges ("-" for loss)		
Gain on changes in fair value ("-" for loss)		
Credit impairment loss ("-" for loss)	-18,396,918.74	-13,610,779.58
Asset impairment loss ("-" for loss)	-5,858.65	2,045.93
Asset disposal income ("-" for loss)	26,055.97	174,379.69
3. Operating profit ("-" for loss)	6,139,124.32	294,028,148.23
Add: Non-operating income	479,063.20	-204,898.03
Less: Non-operating expense	436,385.09	357,718.39

4. Profit before tax (“-” for loss)	6,181,802.43	293,465,531.81
Less: Income tax expense	4,860,162.97	78,819,275.76
5. Net profit (“-” for net loss)	1,321,639.46	214,646,256.05
5.1 By operating continuity		
5.1.1 Net profit from continuing operations (“-” for net loss)	1,321,639.46	214,584,900.22
5.1.2 Net profit from discontinued operations (“-” for net loss)	0.00	61,355.83
5.2 By ownership		
5.2.1 Net profit attributable to shareholders of the Company as the parent (“-” for net loss)	9,212,457.81	220,903,444.63
5.2.2 Net profit attributable to non-controlling interests (“-” for net loss)	-7,890,818.35	-6,257,188.58
6. Other comprehensive income, net of tax	189,686.61	1,404,020.27
Attributable to owners of the Company as the parent	189,686.61	1,404,020.27
6.1 Items that will not be reclassified to profit or loss	-203,351.55	-275,978.56
6.1.1 Changes caused by remeasurements on defined benefit schemes		
6.1.2 Other comprehensive income that will not be reclassified to profit or loss under the equity method		
6.1.3 Changes in the fair value of investments in other equity instruments	-203,351.55	-275,978.56
6.1.4 Changes in the fair value arising from changes in own credit risk		
6.1.5 Other		
6.2 Items that will be reclassified to profit or loss	393,038.16	1,679,998.83
6.2.1 Other comprehensive income that will be reclassified to profit or loss under the equity method		
6.2.2 Changes in the fair value of investments in other debt obligations		
6.2.3 Other comprehensive income arising from the reclassification of financial assets		
6.2.4 Credit impairment allowance for investments in other debt obligations		
6.2.5 Reserve for cash flow hedges		
6.2.6 Differences arising from the translation of foreign currency-denominated financial statements	393,038.16	1,679,998.83
6.2.7 Other		
Attributable to non-controlling interests	0.00	0.00
7. Total comprehensive income	1,511,326.07	216,050,276.32
Attributable to owners of the Company as the parent	9,402,144.42	222,307,464.90
Attributable to non-controlling interests	-7,890,818.35	-6,257,188.58
8. Earnings per share		
8.1 Basic earnings per share	0.0155	0.3707
8.2 Diluted earnings per share	0.0155	0.3707

Where business combinations under common control occurred in the Current Period, the net profit achieved by the acquirees before the combinations was RMB0.00, with the amount for the same period of last year being RMB0.00.

Legal representative: Liu Shengxiang

Head of financial affairs: Cai Lili

Head of the financial department: Cai Kelin

**4. Income Statement of the Company as the Parent**

Unit: RMB

Item	H1 2024	H1 2023
1. Operating revenue	32,037,213.48	1,003,621,923.84
Less: Cost of sales	24,213,582.29	698,031,149.77
Taxes and surcharges	2,975,547.74	8,373,564.71
Selling expense	399,234.24	406,096.84
Administrative expense	32,750,591.60	47,358,840.75
R&D expense		
Finance costs	3,676,713.49	6,675,706.20
Including: Interest expense	17,711,062.01	13,125,188.51
Interest income	14,208,379.57	3,531,500.73
Add: Other income	176,813.10	252,975.99
Return on investment (“-” for loss)	412,742.53	1,857,388.32
Including: Share of profit or loss of joint ventures and associates	412,742.53	1,857,388.32
Income from the derecognition of financial assets at amortized cost (“-” for loss)		
Net gain on exposure hedges (“-” for loss)		
Gain on changes in fair value (“-” for loss)		
Credit impairment loss (“-” for loss)	-6,611,482.03	482,276.30
Asset impairment loss (“-” for loss)		
Asset disposal income (“-” for loss)		111,000.73
2. Operating profit (“-” for loss)	-38,000,382.28	245,480,206.91
Add: Non-operating income	20,972.63	413,371.19
Less: Non-operating expense	12,800.05	15,573.60
3. Profit before tax (“-” for loss)	-37,992,209.70	245,878,004.50
Less: Income tax expense	-9,903,877.81	62,647,086.56
4. Net profit (“-” for net loss)	-28,088,331.89	183,230,917.94
4.1 Net profit from continuing operations (“-” for net loss)	-28,088,331.89	183,230,917.94
4.2 Net profit from discontinued operations (“-” for net loss)		
5. Other comprehensive income, net of tax	-203,351.55	-275,978.56
5.1 Items that will not be reclassified to profit or loss	-203,351.55	-275,978.56
5.1.1 Changes caused by remeasurements on defined benefit schemes		
5.1.2 Other comprehensive income that will not be reclassified to profit or loss under the equity method		
5.1.3 Changes in the fair value of investments in other equity instruments	-203,351.55	-275,978.56
5.1.4 Changes in the fair value arising from changes in own credit risk		
5.1.5 Other		
5.2 Items that will be reclassified to profit or loss		
5.2.1 Other comprehensive income that will be reclassified to profit or loss		

under the equity method		
5.2.2 Changes in the fair value of investments in other debt obligations		
5.2.3 Other comprehensive income arising from the reclassification of financial assets		
5.2.4 Credit impairment allowance for investments in other debt obligations		
5.2.5 Reserve for cash flow hedges		
5.2.6 Differences arising from the translation of foreign currency-denominated financial statements		
5.2.7 Other		
6. Total comprehensive income	-28,291,683.44	182,954,939.38
7. Earnings per share		
7.1 Basic earnings per share		
7.2 Diluted earnings per share		

## 5. Consolidated Cash Flow Statement

Unit: RMB

Item	H1 2024	H1 2023
1. Cash flows from operating activities:		
Proceeds from sale of commodities and rendering of services	1,009,820,783.16	1,134,538,536.26
Net increase in customer deposits and interbank deposits		
Net increase in borrowings from the central bank		
Net increase in loans from other financial institutions		
Premiums received on original insurance contracts		
Net proceeds from reinsurance		
Net increase in deposits and investments of policy holders		
Interest, handling charges and commissions received		
Net increase in interbank loans obtained		
Net increase in proceeds from repurchase transactions		
Net proceeds from acting trading of securities		
Tax rebates	3,135,070.67	15,030,885.06
Cash generated from other operating activities	139,985,597.08	126,769,873.68
Subtotal of cash generated from operating activities	1,152,941,450.91	1,276,339,295.00
Payments for commodities and services	1,081,063,241.76	1,075,770,309.73
Net increase in loans and advances to customers		
Net increase in deposits in the central bank and in interbank loans granted		
Payments for claims on original insurance contracts		
Net increase in interbank loans granted		
Interest, handling charges and commissions paid		
Policy dividends paid		
Cash paid to and for employees	494,492,566.11	495,986,685.15
Taxes paid	171,598,817.27	157,276,244.25
Cash used in other operating activities	142,613,927.21	127,327,714.02

Subtotal of cash used in operating activities	1,889,768,552.35	1,856,360,953.15
Net cash generated from/used in operating activities	-736,827,101.44	-580,021,658.15
2. Cash flows from investing activities:		
Proceeds from disinvestment		
Return on investment	0.00	63,120.00
Net proceeds from the disposal of fixed assets, intangible assets and other long-lived assets	30,742.92	73,664.52
Net proceeds from the disposal of subsidiaries and other business units		
Cash generated from other investing activities		
Subtotal of cash generated from investing activities	30,742.92	136,784.52
Payments for the acquisition of fixed assets, intangible assets and other long-lived assets	2,871,482.27	2,589,103.59
Payments for investments	0.00	1,644,822.69
Net increase in pledged loans granted		
Net payments for the acquisition of subsidiaries and other business units		
Cash used in other investing activities		
Subtotal of cash used in investing activities	2,871,482.27	4,233,926.28
Net cash generated from/used in investing activities	-2,840,739.35	-4,097,141.76
3. Cash flows from financing activities:		
Capital contributions received		
Including: Capital contributions by non-controlling interests to subsidiaries		
Borrowings raised	394,087,970.55	590,984,586.17
Cash generated from other financing activities		
Subtotal of cash generated from financing activities	394,087,970.55	590,984,586.17
Repayment of borrowings	217,573,410.08	32,316,662.00
Interest and dividends paid	284,193,955.86	94,407,905.77
Including: Dividends paid by subsidiaries to non-controlling interests	245,000.00	245,000.00
Cash used in other financing activities	18,445,740.54	15,224,062.82
Subtotal of cash used in financing activities	520,213,106.48	141,948,630.59
Net cash generated from/used in financing activities	-126,125,135.93	449,035,955.58
4. Effect of foreign exchange rates changes on cash and cash equivalents	134,202.79	2,054,469.55
5. Net increase in cash and cash equivalents	-865,658,773.93	-133,028,374.78
Add: Cash and cash equivalents, beginning of the period	2,733,139,135.12	1,509,693,857.48
6. Cash and cash equivalents, end of the period	1,867,480,361.19	1,376,665,482.70

## 6. Cash Flow Statement of the Company as the Parent

Unit: RMB

Item	H1 2024	H1 2023
1. Cash flows from operating activities:		
Proceeds from sale of commodities and rendering of services	22,258,298.22	65,620,304.10



Tax rebates		
Cash generated from other operating activities	91,297,606.44	720,171,786.00
Subtotal of cash generated from operating activities	113,555,904.66	785,792,090.10
Payments for commodities and services	35,001,840.90	30,896,291.92
Cash paid to and for employees	31,155,015.18	31,086,528.03
Taxes paid	83,540,868.15	39,797,238.94
Cash used in other operating activities	336,495,545.91	294,025,250.18
Subtotal of cash used in operating activities	486,193,270.14	395,805,309.07
Net cash generated from/used in operating activities	-372,637,365.48	389,986,781.03
<b>2. Cash flows from investing activities:</b>		
Proceeds from disinvestment		
Return on investment	0.00	63,120.00
Net proceeds from the disposal of fixed assets, intangible assets and other long-lived assets		
Net proceeds from the disposal of subsidiaries and other business units		
Cash generated from other investing activities		
Subtotal of cash generated from investing activities	0.00	63,120.00
Payments for the acquisition of fixed assets, intangible assets and other long-lived assets	604,967.86	152,169.34
Payments for investments	78,000,000.00	148,000,000.00
Net payments for the acquisition of subsidiaries and other business units		
Cash used in other investing activities		
Subtotal of cash used in investing activities	78,604,967.86	148,152,169.34
Net cash generated from/used in investing activities	-78,604,967.86	-148,089,049.34
<b>3. Cash flows from financing activities:</b>		
Capital contributions received		
Borrowings raised		
Cash generated from other financing activities		
Subtotal of cash generated from financing activities		
Repayment of borrowings	30,800,000.00	30,800,000.00
Interest and dividends paid	195,041,338.96	13,132,759.86
Cash used in other financing activities	9,616,850.00	0.00
Subtotal of cash used in financing activities	235,458,188.96	43,932,759.86
Net cash generated from/used in financing activities	-235,458,188.96	-43,932,759.86
4. Effect of foreign exchange rates changes on cash and cash equivalents	9,238.09	38,215.73
5. Net increase in cash and cash equivalents	-686,691,284.21	198,003,187.56
Add: Cash and cash equivalents, beginning of the period	1,467,636,856.69	528,268,054.39
6. Cash and cash equivalents, end of the period	780,945,572.48	726,271,241.95

## 7. Consolidated Statements of Changes in Owners' Equity

H1 2024

Unit: RMB

Item	H1 2024														
	Equity attributable to owners of the Company as the parent													Non-controlling interests	Total owners' equity
	Share capital	Other equity instruments			Capital reserves	Less: Treasury stock	Other comprehensive income	Specific reserve	Surplus reserves	General reserve	Retained earnings	Other	Subtotal		
1. Balance as at the end of the Reporting Period of the prior year	595,979,092.00				80,488,045.38		-3,352,337.88		116,108,727.08		3,872,586,802.17	4,661,810,328.75	41,914,707.06	4,703,725,035.81	
Add:															
Adjustment for change in accounting policy															
Adjustment for correction of previous error															
Other adjustments															
2. Balance as at the beginning of the Reporting Period of the year	595,979,092.00				80,488,045.38		-3,352,337.88		116,108,727.08		3,872,586,802.17	4,661,810,328.75	41,914,707.06	4,703,725,035.81	
3. Increase/decrease in the period ("-" for decrease)							189,686.61				-176,733,018.89	-176,543,332.28	-8,135,818.35	-184,679,150.63	
3.1 Total comprehensive income							189,686.61				9,212,457.81	9,402,144.42	-7,890,818.35	1,511,326.07	
3.2 Capital increased and reduced by owners															
3.2.1 Ordinary shares increased by owners															
3.2.2 Capital increased by holders of other equity instruments															
3.2.3 Share-based payments included in															

owners' equity															
3.2.4 Other															
3.3 Profit distribution										-	-	-	-		
										185,945,476.70		185,945,476.70		245,000.00	186,190,476.70
3.3.1 Appropriation to surplus reserves															
3.3.2 Appropriation to general reserve															
3.3.3 Appropriation to owners (or shareholders)										-		-		-	-
										185,945,476.70		185,945,476.70		245,000.00	186,190,476.70
3.3.4 Other															
3.4 Transfers within owners' equity															
3.4.1 Increase in capital (or share capital) from capital reserves															
3.4.2 Increase in capital (or share capital) from surplus reserves															
3.4.3 Loss offset by surplus reserves															
3.4.4 Changes in defined benefit schemes transferred to retained earnings															
3.4.5 Other comprehensive income transferred to retained earnings															
3.4.6 Other															
3.5 Specific reserve															

3.5.1 Increase in the period															
3.5.2 Used in the period															
3.6 Other															
4. Balance as at the end of the period	595,979,092.00				80,488,045.38		-3,162,651.27		116,108,727.08		3,695,853,783.28		4,485,266,996.47	33,778,888.71	4,519,045,885.18

H1 2023

Unit: RMB

Item	H1 2023														
	Equity attributable to owners of the Company as the parent												Non-controlling interests	Total owners' equity	
	Share capital	Other equity instruments			Capital reserves	Less: Treasury stock	Other comprehensive income	Specific reserve	Surplus reserves	General reserve	Retained earnings	Other			Subtotal
Preferred shares		Perpetual bonds	Other												
1. Balance as at the end of the Reporting Period of the prior year	595,979,092.00				80,488,045.38		-3,854,377.95		48,886,605.81		3,691,056,182.73		4,412,555,547.97	56,255,522.46	4,468,811,070.43
Add: Adjustment for change in accounting policy															
Adjustment for correction of previous error															
Other adjustments															
2. Balance as at the beginning of the Reporting Period of the year	595,979,092.00				80,488,045.38		-3,854,377.95		48,886,605.81		3,691,056,182.73		4,412,555,547.97	56,255,522.46	4,468,811,070.43
3. Increase/decrease in the period ("-" for decrease)							1,404,020.27				4,110,169.73		5,514,190.00	-6,502,188.58	-987,998.58
3.1 Total comprehensive income							1,404,020.27				220,903,444.63		222,307,464.90	-6,257,188.58	216,050,276.32
3.2 Capital increased and reduced by owners															
3.2.1 Ordinary shares															

increased by owners															
3.2.2 Capital increased by holders of other equity instruments															
3.2.3 Share-based payments included in owners' equity															
3.2.4 Other															
3.3 Profit distribution										-		-		-	
3.3.1 Appropriation to surplus reserves										215,148,452.21		215,148,452.21		245,000.00	215,393,452.21
3.3.2 Appropriation to general reserve															
3.3.3 Appropriation to owners (or shareholders)										-		-		-	
3.3.4 Other										215,148,452.21		215,148,452.21		245,000.00	215,393,452.21
3.4 Transfers within owners' equity															
3.4.1 Increase in capital (or share capital) from capital reserves															
3.4.2 Increase in capital (or share capital) from surplus reserves															
3.4.3 Loss offset by surplus reserves															
3.4.4 Changes in defined benefit schemes transferred to retained earnings															

3.4.5 Other comprehensive income transferred to retained earnings																
3.4.6 Other																
3.5 Specific reserve																
3.5.1 Increase in the period																
3.5.2 Used in the period																
3.6 Other										- 1,64 4,82 2.69		- 1,64 4,82 2.69		- 1,64 4,82 2.69		
4. Balance as at the end of the period	595,979,092.00				80,488,045.38		-2,450.357.68	48,886,605.81		3,695,166,352.46		4,418,069,737.97	49,753,333.88	4,467,823,071.85		

## 8. Statements of Changes in Owners' Equity of the Company as the Parent

H1 2024

Unit: RMB

Item	H1 2024											
	Share capital	Other equity instruments			Capital reserves	Less: Treasury stock	Other comprehensive income	Specific reserve	Surpluses reserves	Retained earnings	Other	Total owners' equity
		Preferred shares	Perpetual bonds	Other								
1. Balance as at the end of the Reporting Period of the prior year	595,979,092.00				53,876,380.11		-3,004,584.80		116,108,727.08	1,495,323,958.98		2,258,283,573.37
Add: Adjustment for change in accounting policy												
Adjustment for correction of previous error												
Other adjustments												
2. Balance as at the beginning of the Reporting Period of the year	595,979,092.00				53,876,380.11		-3,004,584.80		116,108,727.08	1,495,323,958.98		2,258,283,573.37

3. Increase/decrease in the period (“-” for decrease)										-		-
										203,351.55		214,237,160.14
3.1 Total comprehensive income										-		-
										203,351.55		28,291,683.44
3.2 Capital increased and reduced by owners												
3.2.1 Ordinary shares increased by owners												
3.2.2 Capital increased by holders of other equity instruments												
3.2.3 Share-based payments included in owners’ equity												
3.2.4 Other												
3.3 Profit distribution												
3.3.1 Appropriation to surplus reserves												
3.3.2 Appropriation to owners (or shareholders)												
3.3.3 Other												
3.4 Transfers within owners’ equity												
3.4.1 Increase in capital (or share capital) from capital reserves												
3.4.2 Increase in capital (or share capital) from surplus reserves												
3.4.3 Loss												

offset by surplus reserves												
3.4.4 Changes in defined benefit schemes transferred to retained earnings												
3.4.5 Other comprehensive income transferred to retained earnings												
3.4.6 Other												
3.5 Specific reserve												
3.5.1 Increase in the period												
3.5.2 Used in the period												
3.6 Other												
4. Balance as at the end of the period	595,979,092.00				53,876,380.11		-3,207,936.35		116,108,727.08	1,281,290,150.39		2,044,046,413.23

H1 2023

Unit: RMB

Item	H1 2023											Total owners' equity
	Share capital	Other equity instruments			Capital reserves	Less: Treasury stock	Other comprehensive income	Specific reserve	Surplus reserves	Retained earnings	Other	
		Preferred shares	Perpetual bonds	Other								
1. Balance as at the end of the Reporting Period of the prior year	595,979,092.00				53,876,380.11		-2,742,841.65		48,886,605.81	1,105,473,319.87		1,801,472,556.14
Add: Adjustment for change in accounting policy												
Adjustment for correction of previous error												
Other adjustments												
2. Balance as at the beginning of the	595,979,092.00				53,876,380.11		-2,742,841.65		48,886,605.81	1,105,473,319.87		1,801,472,556.14



Reporting Period of the year							5					
3. Increase/decrease in the period (“-” for decrease)							- 275,9 78.56			- 31,91 7,534. 27		- 32,19 3,512. 83
3.1 Total comprehensive income							- 275,9 78.56			183,2 30,91 7.94		182,9 54,93 9.38
3.2 Capital increased and reduced by owners												
3.2.1 Ordinary shares increased by owners												
3.2.2 Capital increased by holders of other equity instruments												
3.2.3 Share-based payments included in owners’ equity												
3.2.4 Other												
3.3 Profit distribution										- 215,1 48,45 2.21		- 215,1 48,45 2.21
3.3.1 Appropriation to surplus reserves												
3.3.2 Appropriation to owners (or shareholders)										- 215,1 48,45 2.21		- 215,1 48,45 2.21
3.3.3 Other												
3.4 Transfers within owners’ equity												
3.4.1 Increase in capital (or share capital) from capital reserves												
3.4.2 Increase in capital (or share capital) from surplus												

reserves												
3.4.3 Loss offset by surplus reserves												
3.4.4 Changes in defined benefit schemes transferred to retained earnings												
3.4.5 Other comprehensive income transferred to retained earnings												
3.4.6 Other												
3.5 Specific reserve												
3.5.1 Increase in the period												
3.5.2 Used in the period												
3.6 Other												
4. Balance as at the end of the period	595,979,092.00				53,876,380.11		-3,018,820.21		48,886,605.81	1,073,555.785.60		1,769,279,043.31

### III Company Profile

Shenzhen Properties & Resources Development (Group) Ltd. (hereinafter referred to as “the Company” or “Company”) was incorporated based on the reconstruction of Shenzhen Properties & Resources Development Co., Ltd. after obtaining approval of ZFBF [1991] No. 831 from People’s Government of Shenzhen Municipality. It was registered with Shenzhen Industrial and Commercial Administration Bureau on 17 January 1983 with Shenzhen as its headquarters. Now the Company holds the business license for legal person with the registration number/unified social credit code of 91440300192174135N. The registered capital was RMB595,979,092 with the total shares of 595,979,092 (RMB1 face value per share), among which, restricted public shares: 1,898,306 A shares and 0 B shares; unrestricted public shares: 526,475,543 A shares and 67,605,243 B shares. The stock of the Company has been listed on the Shenzhen Stock Exchange on 30 March 1992.

The Company is in the real estate sector. Its main business includes development of real estate and sale of commercial housing, construction and management of buildings, house rent, supervision of construction, domestic trading and materials supply and marketing (excluding exclusive dealing and monopoly sold products and commodities under special control to purchase). Main products or services rendered mainly include the development and sales of commercial residential housing; property management; buildings and the building devices maintenance, garden afforestation and cleaning service; property leasing; supervise and management of the engineering; retails of the Chinese food, Western-style food and wines, and etc.

The financial statements were approved and authorized for issue by the 28th Meeting of the 10th Board of Directors of the Company on 27 August 2024.

The consolidation scope of the Company’s consolidated financial statements was determined based on the control which included the

financial statements of the Company and all its subsidiaries. A subsidiary refers to an enterprise or entity controlled by the Company. There were 60 subsidiaries included in the consolidation financial statements in this report. Please refer to the Note IX and Note X of the financial report for details.

## **IV Basis for Preparation of Financial Statements**

### **1. Preparation Basis**

Based on the continuing operation, the financial statements of the Company are prepared in accordance with the actual transactions, governing provisions of the Accounting Standards for Business Enterprises and the following major accounting policies and estimates.

### **2. Continuation**

There was no such case where the sustainable operation ability within 12 months since the end of the Reporting Period was highly doubted.

## **V. Important Accounting Policies and Estimations**

Indication of specific accounting policies and estimations:

The Company has formulated specific accounting policies and accounting estimates for transactions and events, such as the recognition of incomes, based on the actual production and operation characteristics, and in accordance with the provisions of the relevant accounting standards for business enterprises. Please refer to "Financial Instruments", "Inventory", and "Revenue" in this section for details.

### **1. Statement for Complying with the Accounting Standard for Business Enterprise**

The financial statement prepared by the Company complies with the requirements of the latest accounting standards for business enterprises as well as the application guidelines, interpretations and other relevant regulations (hereinafter referred to as the "accounting standards for business enterprises") issued by the Ministry of Finance. It reflects the Company's financial conditions, operating results, cash flow and other related information in a truthful and complete manner.

In addition, in the preparation of the financial report, reference was made to the presentation and disclosure requirements of the *Rule for Information Disclosure by Companies Offering Securities to the Public No. 15 - General Provisions on Financial Reports* (2014 Revision) and the *Notice on Related Matters of the Implementation of New Accounting Standards for Business Enterprises by Listed Companies* (KJBH [2018] No. 453).

### **2. Fiscal Period**

The fiscal year of the Company is a solar calendar year, which is from 1 January to 31 December.

### **3. Operating Cycle**

Except for the real estate industry, other businesses run by the Company have relatively short operating cycles according to the classification standard of 12-month's liquidity of assets and liabilities. The operating cycle of the real estate industry shall be generally more than 12 months from real estate development to cash the sales. The specific cycle shall be determined by the development project.

#### 4. Standard Currency of Accounts

The Company adopts Renminbi as a standard currency of accounts.

#### 5. Methods for Determining Materiality Standards and Selection Criteria

Applicable  Not applicable

Item	Materiality criteria
Account receivable with bad debt provision by major single item	Accounts receivable amounting to RMB5 million or more
Significant non-wholly-owned subsidiaries	Non-wholly-owned subsidiaries with revenue exceeding 10% of the consolidated operating revenue, or total assets exceeding 5% of the consolidated total assets.

#### 6. Accounting Process of Business Combinations under the Same Control and not under the Same Control

##### 1. Accounting Process of Business Combinations under the Same Control

For business combination under the same control achieved through one transaction or step by step through multiple transactions by the Company, the assets and liabilities acquired in a business combination are measured at the carrying value of the acquiree in the consolidated financial statements of the ultimate controlling party at the date of combination. The difference between the carrying value of net assets acquired by the Company and the carrying value of the combination consideration paid (or the total nominal value of shares issued) is referred to for adjusting capital reserve; if capital reserve is not sufficient to offset the difference, then retained earnings are adjusted.

##### 2. Accounting Process of Business Combinations not under the Same Control

The Group shall recognize the positive balance between the combination costs and the fair value of the identifiable net assets obtained from the acquiree on purchase date as goodwill. If the combination costs are less than the fair value of the identifiable net assets obtained from the acquiree, the Company shall recheck the various identifiable assets and liabilities obtained from the acquiree, fair value with liabilities, and measurement of combination costs. If the combination costs are less than the fair value of the identifiable net assets obtained from the acquiree after recheck, the Company shall record the balance into the profit and loss of the current period.

Business combinations not under the same control achieved step by step through multiple transactions should be treated in the following order:

(1) Adjusting the initial investment cost of long-term equity investment If the equity held prior to the date of purchase is accounted under the equity method, the equity is remeasured at the fair value on the purchase date, and the difference between the fair value and its carrying value is included in the investment income of the current period; if the equity in the acquiree held prior to the purchase date involves other comprehensive income or changes in other owners' equity under the equity method of accounting, it is converted into income for the current period on the purchase date, except for other comprehensive income arising from the re-measurement of the investee's net liabilities of the defined benefit pension plan or changes in net assets of the defined benefit plan and changes in the fair value of investments in other equity instruments held.

(2) Determining the goodwill (or the amount included in the profit or loss for the current period) When comparing the initial investment cost of long-term equity investments adjusted in the first step with the share of the fair value of the identifiable net assets of the subsidiary on the purchase date, if the former is more than the latter, the difference between the former and the latter is recognized as goodwill; if the former is less than the latter, the difference is included in profit or loss for the current period.

Step-by-step disposal of equity through multiple transactions that results in loss of control over the subsidiary

(1) Principles for determining whether transactions in the process of step-by-step disposal of equity that results in the loss of control over a subsidiary constitute a "package deal"

The multiple transactions are generally regarded as a "package deal" in accounting treatment if the clauses, conditions, and economic impacts of various transactions fall under one or more of the following circumstances:

- 1) These transactions are reached concurrently or after the impact thereof on each other is taken into consideration.
- 2) These transactions may achieve a complete business result only as a whole.
- 3) The occurrence of a transaction depends on the occurrence of, at a minimum, one another transaction.
- 4) A transaction is considered uneconomical separately but is considered economical when other transactions are also taken into consideration.

(2) Accounting treatment when transactions in the process of step-by-step disposal of equity that results in the loss of control over a subsidiary constitute a "package deal"

If the transactions in the disposal of equity of a subsidiary that results in the loss of control constitute a package deal, each transaction should be accounted for as a transaction that disposes of and loses control over a subsidiary; however, the difference between the disposal price and the share of the net assets of the subsidiary corresponding to the disposal of the investment for each disposal prior to the loss of control should be recognized as other comprehensive earnings in the consolidated financial statements and transferred to profit or loss for the current period when the Company lost the control.

In the consolidated financial statements, the remaining equity should be remeasured at fair value on the date of loss of control. The sum of the consideration obtained from the disposition of equity and the fair value of the residual equity minus the Company's portion of net assets in the former subsidiary calculated from the date of combination on an ongoing basis at the original shareholding ratio is included in the return on investment for the current period when the Company lost the control. Other comprehensive income related to the equity investments in the former subsidiary should be included in the return on investment or retained earnings for the current period when the Company lost the control.

(3) Accounting treatment when transactions in the process of step-by-step disposal of equity that results in the loss of control over a subsidiary do not constitute a "package deal"

If the Company disposes of investments made in its subsidiary without losing control over the subsidiary, in the consolidated financial statements, the difference between the payment for equity disposed of and the Company's corresponding portion of net assets in the subsidiary is included in the capital reserve. If the capital reserve is insufficient for offset, the retained earnings should be adjusted.

If the disposal of investments made in its subsidiary results in a loss of control over the subsidiary, in the consolidated financial statements, the remaining equity should be remeasured at the fair value on the date of loss of control. The sum of the consideration obtained from the disposition of equity and the fair value of the residual equity minus the Company's portion of net assets in the former subsidiary calculated from the date of combination on an ongoing basis at the original shareholding ratio is included in the return on investment for the current period when the Company lost the control. Other comprehensive income related to the equity investments in the former subsidiary should be included in the return on investment or retained earnings for the current period when the Company lost the control.

## **7. Criteria for Judging Control and Methods for Preparing Consolidated Financial Statements**

The scope of the Company's consolidated financial statements is determined based on control.

Control means that the Company has power over the investee, enjoys variable returns through its involvement in the investee's related activities and has the ability to use the power to influence the amount of returns. Relevant activities refer to activities which have significant impact on the returns of the investee. The activities of the investee shall be assessed based on specific circumstances, typically including sales and purchases of goods or services, management of financial assets, acquisition and disposal of assets, research and development activities, and financing activities.

The Company will judge whether these entities have been controlled by the investee based on its comprehensive consideration of relevant facts and circumstances. Where changes in relevant facts and circumstances result in changes of relevant elements involved in the above definition of control, the Company shall conduct reassessment.

Based on the financial statements of the Company as the parent and its subsidiaries and other related materials, the consolidated financial statements were prepared by the Group as the parent according to Accounting Standards for Enterprises No. 33 – Consolidated Financial Statements.

## **8. Classification of Joint arrangements and Accounting Treatment of Joint Operations**

### **1. Identification and classification of joint arrangements**

A joint arrangement is an arrangement over which two or more parties have joint control. A joint arrangement has the following characteristics: (1) Each participant is bound by the arrangement; (2) two or more parties of the joint arrangement exercise joint control over the arrangement. No one party can control the arrangement alone, and any party with joint control over the arrangement can prevent the other party or combination of parties from controlling the arrangement alone.

Joint control refers to the common control over a particular arrangement according to relevant agreement, and that the decisions on relevant activities under such arrangement are subject to unanimous consent from the parties sharing the joint control.

Joint arrangements are divided into joint operations and joint ventures. A joint operation is a joint arrangement whereby the party to joint arrangement has rights to the assets, and obligations for the liabilities related to the arrangement. A joint venture is a joint arrangement whereby the party to joint arrangement has rights to the net assets of the arrangement.

### **2. Accounting treatment of joint arrangements**

A party to a joint operation shall recognize the following items related to its share of interest in the joint operation and conduct accounting treatment for them in accordance with the relevant provisions of the Accounting Standard for Business Enterprises: (1) Recognition of assets held separately and of assets held jointly in proportion to its share; (2) recognition of liabilities incurred separately and of liabilities incurred jointly in proportion to its share; (3) recognition of revenue from the sale of its share of the output of the joint operation; (4) recognition of revenue from the sale of output of the joint operation in proportion to its share; (5) recognition of expenses incurred separately and of expenses incurred in the joint operation in proportion to its share.

The party to a joint venture should conduct accounting treatment in accordance with relevant provisions of the Accounting Standards for Business Enterprises No. 2 - Long-term Equity Investment.

## **9. Recognition Standard for Cash and Cash Equivalents**

In the Company's understanding, cash and cash equivalents include cash on hand, any deposit that can be used for cover, and short-term (usually due within 3 months since the day of purchase) and high circulating investments, which are easily convertible into known amount of cash and whose risks in change of value are minimal.

## 10. Foreign Currency Businesses and Translation of Foreign Currency Financial Statements

### (1) Accounting treatments for translation of foreign currency business

As for a foreign currency transaction in its initial recognition, the amount in the foreign currency shall be translated into the amount in the Renminbi at the spot exchange rate of the transaction date. On balance sheet date, the foreign currency monetary items shall be translated as the spot exchange rate on the balance sheet date, the balance occurred thereof shall be recorded into the profits and losses at the current period except that the balance of exchange arising from the principal and interests of foreign currency borrowings for the purchase and construction or production of assets eligible for capitalization. The foreign currency non-monetary items measured at the historical cost shall still be translated at the spot exchange rate on the transaction date, of which the amount of functional currency shall not be changed. The foreign currency non-monetary items measured at the fair value shall be translated at the spot exchange rate on the confirming date of fair value, of which the balance of exchange shall be included into the profit and loss of the current period or other comprehensive income.

### (2) Translation of foreign currency financial statements

The asset and liability items in the balance sheets shall be translated at a spot exchange rate on the balance sheet date. Among the owner's equity items, except for the items as "retained earnings", other items shall be translated at the spot exchange rate at the time when they are incurred. The income and expense items in the income statements shall be translated at the spot exchange rate at the time when they are incurred. The difference from translation of foreign currency financial statements thereof shall be recognized as comprehensive income.

## 11. Financial Instruments

### 1. Recognition and derecognition of financial instruments

When the Group becomes a party to a financial instrument contract, it recognizes relevant financial assets or financial liabilities.

All regular acquisition or sales of financial assets are recognized and derecognized on a trading day basis. Regular acquisition or sales of financial assets means delivering financial assets within the time limit of laws, regulations and usual market practices and in line with contract terms. The trading day refers to the date when the Group promises to acquire or sell financial assets.

Financial assets (or part of financial assets, or part of a set of similar financial assets) are derecognized, i.e., written off from its account and balance sheet, if the following conditions are met:

- (1) The right to receive cash flows from financial assets has expired;
- (2) The right to receive cash flows from the financial assets is transferred, or the obligation to pay the full amount of cash flows received to a third party in a timely manner is assumed under a "pass-through agreement"; and (a) substantially almost all the risks and rewards of its ownership of the financial assets are transferred, or (b) control over the financial asset is relinquished, although substantially all the risks and rewards of its ownership of the financial assets are neither transferred nor retained.

### 2. Classification and measurement of financial assets

At initial recognition, according to the business model of managing financial assets and the contractual cash flow characteristics of financial assets, financial assets of the Group are classified into the following categories: Financial assets measured at the amortized cost, financial assets measured at fair value through other comprehensive income of the current period, and financial assets measured at fair value through profit and loss for the current period. The subsequent measurement of financial assets depended on their categories.

The Group's classification of financial assets is based on the Group's business model for managing financial assets and the cash flow characteristics of the financial assets.

(1) Financial assets measured at amortized cost

Financial assets that meet both of the following conditions shall be classified as financial assets measured at amortized cost: The Group's business model of managing the financial assets aims at obtaining contractual cash flows; and, as stipulated by contract clauses of the financial assets, the cash flows generated on a specific date are merely for the payment of principal or interest from the unpaid principal. Such financial assets are subsequently measured at amortized cost using the effective interest method. Gain or loss arising from derecognition or amortization using the effective interest method is included in profit and loss for the current period.

(2) Debt instrument investment measured at fair value through other comprehensive income

Financial assets that meet all the following conditions shall be classified as financial assets measured at fair value through other comprehensive income: The Group's business model of managing the financial assets aims at obtaining contractual cash flows as well as selling financial assets; and, as stipulated by contract clauses of the financial assets, the cash flows generated on a specific date are merely for the payment of principal or interest from the unpaid principal. Such financial assets shall be subsequently measured at fair value. The discount or premium is amortized using the effective interest method and recognized as interest income or expense. Except for impairment losses or gains and exchange differences that are recognized as profit and loss for the current period, changes in the fair value of such financial assets shall be recognized as other comprehensive income, until the financial assets are derecognized when accumulative gains or losses shall be transferred to profit and loss for the current period. Interest income related to such financial assets is included in profit or loss for the current period.

(3) Equity instrument investment measured at fair value through other comprehensive income

For financial assets measured at fair value through other comprehensive income that are irrevocably chosen and designated by the Group from some non-trading equity instruments, the relevant dividend income shall be included in profit and loss for the current period and changes in the fair value shall be recognized as other comprehensive income, until the financial assets are derecognized when accumulative gains or losses shall be transferred to retained earnings.

(4) Financial assets measured at fair value through profit and loss for the current period

The aforementioned financial assets measured at amortized cost and financial assets other than those measured at fair value through other comprehensive income are classified as financial assets measured at fair value through profit and loss for the current period. At initial recognition, in order to eliminate or significantly reduce accounting mismatch, financial assets can be designated as financial assets measured at fair value through profit or loss for the current period. Such financial assets shall be measured at fair value, and all changes in fair value are included in the profit and loss for the current period.

When and only when the Group changes its business model of managing financial assets, all relevant financial assets affected will be re-classified.

For financial assets measured at fair value through profit and loss for the current period, transaction costs are directly included in profit and loss for the current period. For other types of financial assets, related transaction costs are included in their initial recognized amounts.

### 3. Classification and measurement of financial liabilities

At initial recognition, the financial liabilities of the Group are classified into the following categories: Financial liabilities measured at the amortized cost, and financial liabilities measured at fair value through profit and loss for the current period.

Financial liabilities can be designated as financial liabilities measured at fair value through profit or loss for the current period at initial measurement if one of the following conditions is met: (1) The designation can eliminate or significantly reduce accounting mismatch; (2) the management and performance evaluation of a portfolio of financial liabilities or a portfolio of financial assets and financial liabilities are based on fair value in accordance with the Group's risk management or investment strategy as set out in a formal written document, and are reported to key management personnel on this basis within the Group; (3) The financial liabilities



contain embedded derivatives require splitting.

The Group determines the classification of financial liabilities at initial recognition. For financial liabilities measured at fair value through profit and loss for the current period, transaction costs are directly included in profit and loss for the current period. For other types of financial liabilities, related transaction costs are included in their initial recognized amounts.

The subsequent measurement of financial liabilities depended on their categories:

(1) Financial liabilities measured at amortized cost

Such financial liabilities shall be subsequently measured at amortized cost using the effective interest method.

(2) Financial liabilities measured at fair value through profit and loss for the current period

Financial liabilities measured at fair value through profit or loss for the current period include trading financial liabilities (including derivatives that are financial liabilities) and financial liabilities designated as at fair value through profit or loss at initial recognition.

4. Financial instrument offset

The net amount after financial assets and financial liabilities offset each other is reported in the balance sheet if both of the following conditions are met: The Group had a currently enforceable legal right to offset the recognized amounts; the Group planned to settle them on a net basis or to realize the financial assets and pay off the financial liabilities simultaneously.

5. Impairment of financial instrument

(1) Impairment measurement and accounting handling of financial instrument

Based on expected credit loss, the Company conducts impairment handling and confirms loss reserve for financial assets which is measured by amortized cost, debt instrument investment which is measured by fair value and whose change is calculated into other comprehensive profits, accounts receivable of rental, loan commitment which is beyond financial debt classified as the one which is measured by fair value and whose change is calculated into current profits and losses, financial debt which does not belong to the one which is measured by fair value and whose change is calculated into current profits or losses, or financial guarantee contract of financial debt which is formed when it does not belong to financial asset transfer and doesn't conform to confirmation condition of termination or keeps on being involved in transferred financial asset.

Expected credit loss refers to weighted average of credit loss of financial instrument which takes the risk of contract breach occurrence as the weight. Credit loss refers to the difference between all contract cash flow which is converted into cash according to actual interest rate and receivable according to contract and all cash flow which to be charged as expected, i.e. current value of all cash shortage. Among it, as for financial asset purchased or original which has had credit impairment, it should be converted into cash according actual interest rate of this financial asset after credit adjustment.

As for financial asset purchased or original which has had credit impairment, the Company only confirms cumulative change of expected credit loss within the whole duration after initial confirmation on the balance sheet date as loss reserve.

As for accounts receivable which don't include major financing contents or the Company does not consider financing contents in contract which is less than one year, the Company applies simplified measurement method, and measures loss reserve according to amount of expected credit loss within the whole duration.

As for account receivable of rental and accounts receivable including major financing contents, the Company applies simplified measurement method, and measure loss reserve according to amount of expected credit loss within the whole duration.

As for financial asset beyond above mentioned measurement methods, the Company evaluates whether its credit risk has increased obviously since the initial confirmation on each balance sheet date. In case credit risk has increased obviously, the Company measures the loss reserve according to amount of expected credit loss within the whole duration; in case the credit risk does not increase obviously, the Company measures loss reserve according to the amount of expected credit loss in next 12 months.

By utilizing obtainable rational and well grounded information, including forward-looking information, comparing the risk of contract breach on balance sheet date and risk of contract breach on initial confirmation date, the Company confirms whether the

credit risk of financial instrument has increased obviously from initial confirmation.

On balance sheet date, in case the Company judges that the financial instrument just has relatively low credit risk, then it will be assumed that credit risk of the financial instrument has not increased obviously.

Based on single financial instrument or financial portfolio, the Company evaluates expected credit risk and measures expected credit loss. When based on financial instrument portfolio, the Company takes common risk characteristics as the basis, and divides financial instruments into different portfolios.

The Company measures expected credit loss again on each balance sheet date, the increase of loss reserve or amount which is transfer back generated by it is calculated into current profits and losses as impairment profits or losses. As for financial asset which is measured by amortized cost, loss reserve offsets the carrying value of the financial asset listed in the balance sheet; as for debt investment which is measured by fair value and whose change is calculated into other comprehensive profits, the Company confirms its loss reserve in other comprehensive profits and does not offset the carrying value of the financial asset.

(2) Financial instruments assessing expected credit risk by groups and measuring expected credit losses

Item	Recognition basis	Method of measuring expected credit losses
Other receivables-intercourse funds among related party group within the consolidation scope	Accounts nature	Consulting historical experience in credit losses, combining actual situation and prediction for future economic situation, the group's expected credit loss rate shall be accounted through exposure at default and the expected credit loss rate within the next 12 months or the entire life
Other receivables-interest receivable group		
Other receivables-other intercourse funds among other related party group		
Other receivables-credit risk characteristics group	Aging group	Consulting historical experience in credit losses, combining actual situation and prediction for future economic situation, the group's expected credit loss rate shall be accounted through exposure at default and the expected credit loss rate within the next 12 months or the entire life

(3) Accounts receivable with expected credit losses measured by groups

① Specific groups and method of measuring expected credit loss

Item	Recognition basis	Method of measuring expected credit losses
Bank's acceptance bills receivable	Bill type	Consulting historical experience in credit losses, combining actual situation and prediction for future economic situation, the group's expected credit loss rate shall be accounted through exposure at default and the expected credit loss rate within the entire life
Trade acceptance bills receivable		
Accounts receivable-Government portfolios	Account nature	No provision for bad debts is made during the credit period unless there is conclusive evidence of impairment and the risk of default is low.
Accounts receivable-other intercourse funds among other related party group	Account nature	Consulting historical experience in credit losses, combining actual situation and prediction for future economic situation, the group's expected credit loss rate shall be accounted through exposure at default and the expected credit loss rate within the entire life
Accounts receivable-credit risk characteristics group	Aging group	Prepare the comparative list between aging of accounts receivable and expected credit loss rate over the entire life by consulting historical experience in credit losses, combining actual situation and prediction for future economic situation

② Accounts receivable-the comparative list between aging of common customer group and expected credit loss rate over the entire life

Aging	Expected credit loss rate of accounts receivable (%)
Within 1 year (inclusive, the same below)	3.00
1 to 2 years	10.00
2 to 3 years	30.00
3 to 4 years	50.00

4 to 5 years	80.00
Over 5 years	100.00

## 6. Financial asset transfer

Financial assets are derecognized if the Group has transferred almost all the risks and rewards of its ownership transferred to the transferor; financial assets are not derecognized if the Group has retained almost all the risks and rewards of its ownership.

If the Group has neither transferred nor retained almost all the risks and rewards of its ownership of the transferred financial assets, it will be treated respectively according to the following circumstances: If the control over the financial assets is waived, relevant financial assets shall be derecognized, and the assets and liabilities arising from them shall be recognized; if the control over the financial assets is not waived, relevant financial assets shall be recognized based on the extent of continuing involvement with transferred financial assets, and related liabilities shall be recognized accordingly.

If continuing involvement is provided by way of financial guarantee for the transferred financial assets, the assets resulting from the continuing involvement are recognized at the lower of the carrying value of the financial assets and the financial guarantee amount. The financial guarantee amount refers to the maximum amount of the consideration received that will be required to be repaid.

## 12. Notes Receivable

Refer to Note V 11 Financial Instruments of the financial statements for details.

## 13. Accounts Receivable

Refer to Note V 11 Financial Instruments of the financial statements for details.

## 14. Accounts Receivable Financing

Refer to Note V 11 Financial Instruments of the financial statements for details.

## 15. Other Receivables

Recognition method and accounting treatment for expected credit losses of other receivables

Refer to Note V 11 Financial Instruments of the financial statements for details.

## 16. Contract Assets

### 1. Methods and criteria for recognizing contract assets

The Company presents contract assets or contract liabilities on the balance sheet according to the relationship between the fulfillment of its contract performance obligations and its customers' payment. Considerations that the Company has the right to collect for commodities transferred or services provided to customers (except for accounts receivable) are presented as contract assets.

### 2. Method of determining and accounting for expected credit losses on contract assets

The Company applies a simplified model for expected credit losses to contract assets as prescribed by *Accounting Standard for Business Enterprises No. 14 – Revenues*, excluding significant financing components (including cases where financing components within contracts not exceeding one year are disregarded under the standard), measuring the loss provision according to the amount of expected credit loss of the entire duration. The increased loss provision or reversed amount thereof shall be recorded into the current profit or loss as impairment losses or gains.

For contract assets that contain significant financing components, the Company has made the accounting policy choice and selected the simplified model of expected credit loss, measuring the loss provision according to the amount of expected credit loss of the entire duration.

## 17. Inventory

**(1) Inventories Classification**

Inventories include development land held for sale or consumption in the process of development and operation, development products, temporarily leased development products which intended for sale, relocation housing, stock materials, inventory equipment, and low-value consumables, etc., as well as development costs in the process of development.

**(2) Cost Flow Assumption**

- 1) Send-out materials shall adopt the moving weighted average method.
- 2) During the development of the project, the development land shall be included in the development cost of the project by the floor area apportion of the developed products.
- 3) Send-out developed products shall be accounted by specific identification method.
- 4) The temporarily leased development products which intended for sale and relocation housing shall be amortized averagely by stages according to the expected useful life of the same kind of fixed assets of the Company.
- 5) If the public supporting facilities are completed earlier than the relevant development products, after the final account of the public supporting facilities, it shall be account into the development cost of the relevant development projects according to the building area; If the public supporting facilities are completed later than the relevant development products, the relevant development products shall withhold the public supporting facilities fees, and adjust the relevant development product costs according to the difference between the actual occurrence and the withhold amount after the completed public supporting facilities' final accounts.

**(3) Recognition basis of Net Realizable Value of Inventory**

On the balance sheet date, inventory shall be measured at the lower of cost or net realizable value, and provision shall be made for falling price of inventories on the ground of the difference between the cost of each item of inventories and the net realizable value. Inventories directly for sale, under normal producing process, to the amount after deducting the estimated sale expense and relevant taxes from the estimated sell price of the inventory, the net realizable value has been recognized; inventories which need to be processed, under normal producing process, to the amount after deducting the estimated cost of completion, estimated sale expense and relevant taxes from the estimated sale price of produced finished goods, the net realizable value has been recognized; on the balance sheet date, in the same item of inventories, if some have contractual price agreement while others do not, the net realizable value shall be recognized respectively and compared with their cost, and the amount of provision withdrawal or reversal for falling price of inventories shall be recognized respectively.

**(4) Inventory System for Inventories**

Inventory system: Perpetual inventory system

**(5) Amortization Method of the Low-value Consumption Goods and Packing Articles**

- 1) Low-value Consumption Goods

One-off amortization method

- 2) Packing Articles

One-off amortization method

**18. Assets Held for Sale**

The Company divides its components (or non-current assets) meeting the following conditions into available for sale assets: (1) Assets can be sold immediately under the current conditions according to the practice of selling such assets or disposal groups in similar transactions; (2) The sale is likely to occur, and a resolution has been made on a sale plan and a firm purchase commitment is obtained (a firm purchase commitment refers to a legally binding purchase agreement signed between an enterprise and other parties, which contains important terms such as transaction price, time and severe penalty for breach of contract to minimize the possibility of major adjustment or cancellation of the agreement. The sale is expected to be completed within a year. It has been approved by relevant authorities or regulatory authorities according to relevant regulations.

The Company adjusts the estimated net residual value of available for sale assets to the net amount of its fair value minus the selling expenses (which shall not exceed the original book value of the assets available for sale). The difference between the original book value and the adjusted estimated net residual value shall be included in the current profit and loss as the loss of asset impairment, and

provisions for impairment of assets available for sale shall be made. For the amount of impairment loss of disposal group available for sale recognized, the book value of goodwill of the disposal group shall be offset first, and then the book value of disposal group shall be offset in proportion according to the share of the book value of non-current assets in the disposal group measured according to relevant standards.

When the net amount of fair value of non-current assets available for sale minus the selling expenses increases on the subsequent balance sheet date, the amount previously written down shall be restored and reversed within the amount of asset impairment loss recognized after being classified as available for sale assets, and the reversed amount shall be included in the current profits and losses. The impairment loss of assets recognized before being classified as available for sale assets shall not be reversed. When the net amount of fair value of disposal group available for sale minus the selling expenses increases on the subsequent balance sheet date, the amount previously written down shall be restored and reversed within the amount of asset impairment loss recognized as non-current assets in the disposal group measured according to this Standard after being classified into the categories available for sale assets, and the reversed amount shall be included in the current profits and losses. The book value of goodwill that has been offset and the impairment loss of non-current assets measured according to relevant standards shall not be reversed before they are classified as available for sale assets. The subsequent reversal amount of asset impairment loss recognized as disposal group available for sale shall be increased in proportion to the share of the book value of non-current assets in the disposal group, except goodwill, which are measured according to relevant standards.

In case that an enterprise loses its control over a subsidiary due to sale of its investment in the subsidiary, the investment in the subsidiary to be sold shall be divided into the available for sale category in individual financial statement of the parent company when the proposed investment in the subsidiary meets the conditions for classification of available for sale category, and all assets and liabilities of the subsidiary shall be classified into available for sale category in the consolidated financial statements, no matter whether the enterprise retains part of equity investment after the sale.

#### **19. Investments in Debt Obligations**

Not applicable.

#### **20. Investments in other Debt Obligations**

Not applicable.

#### **21. Long-term Receivable**

Refer to Note V-11. Financial Instrument for details.

#### **22. Long-term Equity Investments**

##### **(1) Judgment of Joint Control and Significant Influences**

The term "joint control" refers to the joint control over an arrangement in accordance with the related agreements, which does not exist unless the participants sharing the control power agree with each other about the related arranged activity. The term "significant influences" refers to the power to participate in making decisions on the financial and operating policies of an enterprise, but not to control or do joint control together with other parties over the formulation of these policies.

##### **(2) Recognition of Investment Cost**

1) If the business combination is under the common control and the acquirer obtains long-term equity investment in the consideration of cash, non-monetary asset exchange, bearing acquiree's liabilities, or the issuance of equity securities, the initial cost is the carrying amount of the proportion of the acquiree's owner's equity at the acquisition date. The difference between the initial cost of the long-term equity investment and the carrying amount of the paid combination or the total amount of the issued shares should be adjusted to capital surplus. If the capital surplus is not sufficient for adjustment, retained earnings are adjusted respectively.

In cases of step-by-step implementation of business combinations under common control, the initial investment cost of the

investment shall be the share of the acquired entity's equity attributable to the acquiring entity on the acquisition date, calculated based on the ownership percentage. The difference between the initial investment cost and the sum of the carrying value of the original long-term Equity Investments and the carrying value of any additional consideration paid for further shares acquired on the acquisition date is adjusted to share premium (capital surplus or share premium). If the share premium is insufficient, it is offset against retained earnings.

2) For business combinations not under the same control, the fair value of the combination consideration paid by it on the acquisition date shall be its initial investment cost.

3) Except for business combination: If it is acquired by paying cash, the actual acquisition price shall be taken as its initial investment cost; if it is acquired by issuing equity securities, the fair value of the issued equity securities shall be taken as its initial investment cost; if it is acquired by the investment of the investors, the value agreed in the investment contract or agreement shall be taken as its initial investment cost (except when the agreed value is considered unfair).

### **(3) Method of subsequent measurement and recognition of profit or loss**

For long-term equity investments in investees over which the Company has control, the cost method is used in the Company's individual financial statements; for long-term equity investments with joint control or significant influence, the equity method is applied.

Under the cost method, long-term equity investments are valued at the initial investment cost. Except for the price actually paid at the acquisition of investment or the declared but undistributed cash dividends or profits included in the consideration, the Company recognized the return on investment of the current period in accordance with the cash dividends or profits declared and distributed by the investee, with consideration given to the impairment of long-term investments based on applicable impairment policies.

For long-term equity investment accounted for using the equity method, if the initial cost of long-term equity investment is greater than the fair value of identifiable net assets of the invested company gained from the investment, the excess shall be included in the initial investment cost of the long-term equity investment. If the initial investment cost is smaller than the fair value of identifiable net assets of the invested company gained from the investment, the difference shall be included in the profit and loss for the current period, and the cost of long-term equity investments shall be adjusted.

Under the equity method, after acquiring long-term equity investments, the investment gains or losses are realized based on the share of net profit or loss that the investee entity shall be entitled to or share. The long-term equity investment's carrying value is adjusted accordingly. When the share of the net profits and losses of the investee is recognized, the fair value of the investee's identifiable assets at the time of obtaining the investment shall be used as the basis. This is done in accordance with the Company's accounting policies and accounting period, and internal transaction gains and losses with joint ventures and associates are offset based on the ownership proportion attributable to the investing company (except when internal transaction losses are related to asset impairment losses, in which case they shall be fully recognized). Subsequent to adjusting the net profits of the invested institution after recognition. The investor reduces the carrying value of long-term equity investments correspondingly when calculating the portion to be received based on the cash dividends or profits declared to be distributed by the invested company. The Company shall recognize the net losses of the invested company until the carrying value of the long-term equity investment and other long-term rights and interests which substantially form the net investment made to the invested company are reduced to zero, unless the Company has the obligation to undertake extra losses. As for other changes in owners' equity except for the net profit and loss of the invested company, the Company shall adjust the carrying value of the long-term equity investment and include it in the owners' equity.

### **(4) Determining the basis of common control and significant influence on the investee**

The investor controls the investee, means that the investor has power over the investee, enjoys variable returns by participating in the relevant activities of the investee, and has the ability to use the power over the investee to affect the amount of returns. Significant influence means that the investor has the rights to participate in the decision-making of the financial and operating policies of the

investee, but cannot control or jointly control the formulation of these policies with other parties.

#### **(5) Disposal of long-term equity investments**

1) Partial disposal of long-term equity investments in a subsidiary without losing control

In the case of a partial disposal of long-term equity investments in a subsidiary without losing control, the variance between the disposal proceeds and the corresponding carrying value of the disposed investment is recognized as current investment income.

2) Partial disposal of equity investments or other reasons for losing control of a subsidiary

In cases where control over a subsidiary is lost due to the disposal of equity investments or other reasons, the carrying value of long-term equity investments corresponding to the disposed equity shall be transferred. The difference between the proceeds from the sale and the carrying value of the disposed long-term equity investment shall be recognized as investment income (loss). At the same time, the remaining equity shall be recognized at its carrying value as long-term equity investments or other related financial assets. If the remaining equity after the disposal can exercise joint control or significant influence over the subsidiary, accounting treatment shall be conducted in accordance with relevant regulations on the conversion from the cost method to the equity method.

#### **(6) Impairment test method and impairment provision method**

When there is objective evidence indicating impairment of the investment in subsidiaries, joint ventures and cooperative enterprises on the balance sheet date, corresponding provision for impairment shall be made according to the difference between the book value and recoverable amount.

### **23. Investment Property**

Measurement mode of investment real estates

Measurement of cost method

Depreciation or amortization method

1. The term "investment real estate" includes the right to use any land which has already been rented, the right to use any land which is held and prepared for transfer after appreciation, and the right to use any building which has already been rented.

2. The Company initially measures the investment property according to the costs, and adopts the cost method in the subsequent measurement of investment property, and adopts the same methods with fixed assets and intangible assets to withdraw depreciation or amortization. When there is any indication of impairment of investment property on the balance sheet date, corresponding provision for impairment shall be made according to the difference between the book value and recoverable amount.

### **24. Fixed Assets**

#### **(1) Recognized Standard of Fixed Assets**

The term "fixed assets" refers to the tangible assets that simultaneously possess the features as follows: they are held for the sake of producing commodities, rendering labor service, renting or business management; and their useful life is in excess of one fiscal year. Fixed assets are recorded at actual cost at the time of acquisition and depreciated using the straight-line method from the second month after they reach their intended serviceable condition.

#### **(2) Depreciation Method**

Category	Depreciation method	Useful life (year)	Expected net salvage value	Annual depreciation
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Houses and buildings	Straight-line depreciation	20-25	5-10	3.6-4.75
Transportation	Straight-line depreciation	5	5	19
Other equipment	Straight-line depreciation	5	5	19
Machinery equipment	Straight-line depreciation	5	5	19
Decoration of fixed assets	Straight-line depreciation	5	-	20

## 25. Construction in Progress

## 26. Borrowing Costs

### 1. Recognition Principle of Capitalization of Borrowing Costs

Where the borrowing costs incurred to the Company can be directly attributable to the acquisition and construction or production of assets eligible for capitalization, it shall be capitalized and recorded into the costs of relevant assets. Other borrowing costs shall be recognized as expenses when it occurred, and shall be recorded into the current profits and losses.

### 2. Capitalization Period of Borrowings Costs

(1) The borrowing costs shall not be capitalized unless they simultaneously meet the following requirements: 1) The asset disbursements have already incurred; 2) The borrowing costs have already incurred; 3) The acquisition and construction or production activities which are necessary to prepare the asset for its intended use or sale have already started.

(2) Where the acquisition and construction or production of a qualified asset is interrupted abnormally and the interruption period lasts for more than 3 months, the capitalization of the borrowing costs shall be suspended. The borrowing costs incurred during such period shall be recognized as expenses, and shall be recorded into the profits and losses of the current period, till the acquisition and construction or production of the asset restarts.

(3) When the acquisition and construction or production of a qualified asset eligible for capitalization are available for its intended use or sale, the capitalization of borrowing costs shall be stopped.

### 3. Capitalized rate and amount of borrowing costs

To the extent that funds are borrowed specifically for the purpose of acquiring or constructing a qualifying asset, the amount of borrowing costs eligible for capitalization on that asset is determined as the actual interest costs (including amortization of discount and premium confirmed according to effective interest method) incurred on that borrowing during the period less any investment income on the temporary investment of the borrowing. To the extent that funds are borrowed generally and used for the purpose of acquiring or constructing a qualifying asset, the amount of borrowing costs eligible for capitalization shall be determined by applying a capitalization rate to the weighted average of excess of accumulated expenditures on qualifying asset over that on specific purpose borrowing. The capitalization rate is determined by calculating the weighted average interest rate on general borrowings.

## 27. Intangible Assets

### (1) Useful life and the basis for its determination, estimation, amortization methodology or review procedures

1. Intangible assets include right to use land sites, use right of software etc. and conduct the initial measurement according to the costs.

2. With regard to intangible assets with limited service life, it shall be amortized systematically and reasonably within their service life according to the expected implementation of economic interests related to the intangible assets. If it can't recognize the expected implementation reliably, it shall be amortized by straight-line method. The specific useful lives are as follows:

Items	Useful life for amortization (years)
-------	--------------------------------------



Items	Useful life for amortization (years)
Use right of lands	Statutory life of land use right
Use right of software	5

The intangible assets with uncertain service life shall not be amortized, and the Company rechecks the service life of the intangible assets in every accounting period. For intangible assets with uncertain service, the recognition basis is without certain service life and expected benefit life.

3. For intangible assets with definite service life, when there is any indication of impairment on the balance sheet date, corresponding provision for impairment shall be made according to the difference between the book value and recoverable amount; for intangible assets with uncertain service life and those not ready for service, impairment test shall be conducted every year no matter whether there is any indication of impairment.

## **(2) The scope of R&D expenditure collection and the related accounting treatment**

### 1. The scope of R&D expenditure

The Company classifies all expenses linked to R&D activities as R&D expenditures, covering R&D employee remuneration, material input costs, depreciation charges, and amortization expenses.

### 2. The related accounting treatment of R&D expenditure

The expenditures in the research stage are included in the current profits and losses when incurred. An intangible asset arising from the development phase of an internal project is recognized if the Company can demonstrate all of the following: (1) the technical feasibility of completing the intangible asset so that it will be available for use or sale; (2) its intention to complete the intangible asset and use or sell it; (3) how the intangible asset will generate probable future economic benefits, among other things, the Company can demonstrate the existence of a market for the output of the intangible asset or the intangible asset itself or, if it is to be used internally, the usefulness of the intangible asset; (4) the availability of adequate technical, financial and other resources to complete the development and to use or sell the intangible asset; and (5) its ability to measure the expenditure attributable to the intangible asset reliably during its development.

## **28. Impairment of Long-term Assets**

For long-term assets such as long-term equity investments, investment property at cost model, fixed assets, construction in progress, and intangible assets with finite useful lives, the assessment of potential indications of asset impairment is conducted on the balance sheet date. For goodwill recognized in a business combination and intangible assets with indefinite useful lives, no matter whether there is an indication of impairment, an impairment test is performed annually. An impairment test on goodwill is performed on a related asset group or asset group portfolio.

The existence of the following signs indicates that the assets may be impaired:

(1) The market price of the assets has significantly dropped in the current period, with a decline much higher than expected due to the passage of time or normal usage; (2) The economic, technological, or legal environment in which the business operates, as well as the market in which the assets are located, is undergoing or expected to undergo significant changes in the current period or in the near future, adversely affecting the business; (3) Market interest rates or other market investment returns have increased in the current period, impacting the discount rate used by the business to calculate the present value of expected future cash flows from the assets, resulting in a significant decrease in the recoverable amount of the assets; (4) There is evidence indicating that the assets are obsolete or their physical condition has deteriorated; (5) The assets have been or will be idle, discontinued, or planned for early disposal; (6) Internal reports within the business show that the economic performance of the assets is or will be lower than expected, such as the net cash flows generated by the assets or the operating profit (or loss) achieved being significantly lower than (or higher than) the estimated amount; (7) Other indicators suggesting that the assets may have been impaired.

If there is any sign of impairment of the assets, their recoverable amount shall be estimated. The measurement result of the

recoverable amount shows that if the recoverable amount of the assets is lower than their book value, the book value of the assets shall be written down to the recoverable amount, and the written-down amount shall be recognized as asset impairment losses, which shall be included in the profit and loss for the current period, and the corresponding asset impairment provision shall be accrued at the same time.

## **29. Long-term Prepaid Expenses**

Long-term prepaid expense refers to various expenses that the company has incurred but shall be borne by the current and subsequent periods for a period of more than one year (excluding one year). Long-term prepaid expense shall be recorded into the account according to the actual accrual. Long-term prepaid expense shall be amortized averagely within benefit period or specified period. In case of no benefit in the future accounting period, the amortized value of such project that fails to be amortized shall be transferred into the profits and losses of the current period.

## **30. Contract Liabilities**

The Company presents contract assets or contract liabilities on the balance sheet according to the relationship between the fulfillment of its contract performance obligations and its customers' payment. Obligations to be fulfilled by the Company of transferring commodities or providing services to customers, as the Company has received or should receive customers' considerations, are presented as contract liabilities.

## **31. Payroll**

### **(1) Accounting Treatment of Short-term Compensation**

During the accounting period when the employees providing the service for the Company, the actual short-term compensation shall be recognized as liabilities, and be recorded into the current profits and losses or related assets costs.

### **(2) Accounting Treatment of the Welfare after Demission**

The Company's welfare after demission plans is divided into defined contribution plans and defined benefit plans (1) During the accounting period when the employee providing service for the Company, the amount paid in line with the setting drawing plan will be recognized as liabilities and recorded into current profits or losses or cost of relevant assets.

(2) The accounting treatment of defined benefit plans usually consists of the following steps:

1) According to the expected cumulative welfare unit method, adopt unbiased and mutually consistent actuarial assumptions to evaluate related demographic variables and financial variables, measure the obligations generated from defined benefit plans and recognize the period in respect of related obligations. Meanwhile, discount the obligations generated from defined benefit plans to recognize their present value and the current service costs;

2) If there are any assets in a defined benefit plan, the deficit or surplus formed from the present value of the defined benefit plan obligations less the fair value of the defined benefit plan assets shall be recognized as net liabilities or net assets of a defined benefit plan. If there is any surplus in a defined benefit plan, the net assets of the plan shall be measured at the lower of the surplus or the upper asset limit;

3) At the end of the period, the staff remuneration costs generated from a defined benefit plan shall be recognized as services costs, net interests of the net liabilities or net assets of the plan and changes from the re-measurement of the net liabilities or net assets of the plan. Service costs and net interests of the net liabilities or net assets of the plan shall be recorded into the current profits or losses or related asset costs, while changes from the re-measurement of the net liabilities or net assets of the plan shall be recorded into other comprehensive income and shall not be transferred back to profits or losses in subsequent accounting periods. But the amounts recognized in other comprehensive income may be transferred within the equity scope.

### **(3) Accounting Treatment of Demission Welfare**

When the Company is unable to unilaterally withdraw the plan on the cancellation of labor relationship or the layoff proposal, or when recognizing the costs or expenses (the earlier one between the two) related to the reorganization of paying the demission

welfare, should recognize the payroll liabilities from the demission welfare and include in the current gains and losses.

#### **(4) Accounting Treatment of Other Welfare of the Long-term Employees**

The Company provides the other long-term employee benefits for the employees, and for those met with the defined contribution plans, accounting treatment should be conducted according to the related regulations of the defined contribution plans; the for the others long-term employee benefits except for the former, accounting treatment should be conducted according to the related regulations of the defined benefit plans. In order to simplify the related accounting treatment, the payrolls shall be recognized as service costs, the net amount of interest of net liabilities and net assets of other welfare of the long-term employees. The total net amounts made up from the changes of measuring the net liabilities and net assets of other welfare of the long-term employees again shall be recorded into the current profits and losses or related assets costs.

#### **32. Provisions**

1. The obligation such as external guaranty, litigation or arbitration, product quality assurance, loss contract, pertinent to a contingencies shall be recognized as the provisions when the following conditions are satisfied simultaneously: ① That obligation is a current obligation of the enterprise; ② It is likely to cause any economic benefit to flow out of the enterprise as a result of performance of the obligation; and ③ The amount of the obligation can be measured in a reliable way.
2. The Company shall conduct the initial measurement to provisions according to the best estimate number needed for performing the related current obligation and recheck the carrying value of accrued liabilities on balance sheet date.

#### **33. Share-based Payment**

Not applicable.

#### **34. Other Financial Instruments such as Preference Shares and Perpetual Bonds**

Not applicable.

#### **35. Revenue**

The Accounting Policy Adopted for Recognition and Measurement of Revenue Disclosed by Type of Business

##### **1. Recognition of revenue**

The Company gains revenue mainly from property sales, property management, sales of software and property leasing (refer to 39. Leasing for more detail).

The Company recognizes revenue when it has fulfilled the obligation of contract performance, namely, when it has acquired the control of the related commodity. The acquisition of control over a commodity refers to the capacity to control the use of the commodity and to gain almost all economic interests thereof.

**2. The Company judges whether a contract performance obligation is “a contract performance obligation fulfilled in a time period” or “a contract performance obligation fulfilled at a time point” according to the terms in revenue standards, and recognizes revenue according to the following principles.**

(1) When the Company meets one of the following conditions, the obligation should be classified as a contract performance obligation fulfilled in a specific time period:

- 1) The customer gains and consumes the economic interests brought by the Company’s contract performance when the Company performs the contract.
- 2) The customer is able to control the assets in progress during the Company’s contract performance.
- 3) The assets produced during the Company’s contract performance have irreplaceable use, and the Company has the right to collect payment in respect of its completed contract performance accumulated as of now throughout the entire contract period.

For a contract performance obligation fulfilled in a time period, the Company recognizes revenue according to the progress towards contract completion in that period, but excluding the case when such progress cannot be reasonably determined. The Company uses the output or input method to determine the right progress towards contract completion by considering the nature of the commodity.

4) For one that is classified as a contract performance obligation fulfilled at a time point instead of in a time period, the Company

recognizes revenue when the customer acquires the control over the related commodity.

In judging whether the customer has acquired the control over a commodity, the Company considers the following signs:

- 1) The Company is entitled to the current right of payment collection in respect of the commodity. In other words, the customer has the current obligation to pay for the commodity.
- 2) The Company has transferred the legal ownership of the commodity to the customer. In other words, the customer has owned the legal ownership of the commodity.
- 3) The Company has transferred the physical commodity to the customer. In other words, the customer has taken physical possession of the commodity.
- 4) The Company has transferred the major risks and remunerations in respect of the ownership of the commodity. In other words, the customer has acquired the major risks and remunerations in respect of the ownership of the commodity.
- 5) The customer has accepted the commodity.
- 6) Other signs indicating that the customer has acquired control over the commodity.

### **3. Specific policies of the Company for recognizing revenue:**

#### **1) Real Estate Sales Contracts**

The realization of sales revenue shall be recognized under the following conditions: the developed products have been completed and accepted, the sales contract has been signed and the obligations stipulated in the contract have been fulfilled, the main risks and rewards of ownership of the developed products have been transferred to the buyer at the same time, the Company shall no longer retain the continuous management rights normally associated with ownership and effectively control the sold developed products, the revenue amount can be measured reliably, the related economic benefits are likely to flow in, and the related costs that have occurred or will occur can be measured reliably. For the sale of self-occupied housing, the realization of sales income shall be recognized under the following conditions: the main risks and rewards of ownership of self-occupied houses are transferred to the buyer, the Company will no longer retain the continuous management rights normally associated with ownership and effectively control the sold development products, the amount of income can be measured reliably, relevant economic benefits are likely to flow in, the relevant costs that have occurred or will occur can be measured reliably. Only recognizing the sales income realization under the following conditions: acquired the real estate completed and accepted as qualified (the completion and acceptance reports), signed an irreversible sales contract, obtained the buyer's payment certificate (for those who chose bank mortgage, the first installment and the full amount of bank mortgage must be required; If a bank mortgage is not selected for self-payment, the full amount of the property is received), and the revenue is recognized as the earliest of the point in time when the notice of repossession is issued (which is deemed to be the same as repossession if the owner fails to complete the formalities within the stipulated period due to the owner's failure to do so in a timely manner) and the point in time when the owner actually repossesses the property.

#### **2) Providing Labor Services**

If the provision of labor services can be reliably estimated (all the following conditions are met: ① The amount of income can be measured reliably; ② The relevant economic benefits are likely to inflow to the Company; ③ The progress of the transaction can be reliably determined; ④ The cost incurred and to be incurred in the transaction can be measured reliably), it shall recognize the revenue from providing services employing the percentage-of-completion method, and confirm the completion of labor service according to the costs incurred as a percentage of the total estimated costs. If the Company can't, on the date of the balance sheet, reliably estimate the outcome of a transaction concerning the labor services it provides, it shall be handled under the following conditions: If the cost of labor services incurred is expected to be compensated, the revenue from the providing of labor services shall be recognized in accordance with the amount of the cost of labor services incurred, and the cost of labor services shall be carried forward at the same amount; If the cost of labor services incurred is not expected to compensate, the cost incurred should be included in the current profits and losses, and no revenue from the providing of labor services may be recognized.

Property management revenue shall be recognized when property management services have been provided, economic benefits related to property management services can flow into the enterprise, and costs related to property management can be reliably measured.

### 3) Transferring the Right to Use Assets

The revenue of transferring the right to use assets may not be recognized unless the following conditions are both met: the relevant economic benefits are likely to inflow to the Company; and the revenue can be reliably measured. The interest income shall be recognized according to the time and actual interest rate in which other people use the Company's monetary funds. Royalty revenue shall be recognized according to the chargeable time and method stipulated in related contracts and agreements.

According to the lease date and lease amount agreed in the lease contract and agreement, the realization of rental property income shall be recognized when relevant economic benefits are likely to flow in.

### 4) Software sales revenue

#### ① Revenue recognition and measurement methods for sales of custom software and independent software products

Custom software refers to the special software designed and developed after the full on-site investigation of the user's business according to the software development contract signed with the customer based on the actual needs of the user, and the resulting developed software is not universal. Revenue is recognized over time based on the progress of completed performance obligations over the contract period only if the goods produced by the Company in the course of performance have an irreplaceable use and the Company is entitled to receive payment for the cumulative portion of performance completed to date throughout the contract period, with the progress of completed performance obligations determined by the proportion of the contract costs actually incurred to complete the performance obligations to the total estimated contract costs. Otherwise, the revenue is recognized at a certain point in time.

For sales contracts of independent software products signed with the customer, the customer directly purchases the standard version of the software, i.e., the real estate and facilities management platform, and the corresponding modules are deployed by implementation personnel according to the customer's requirements. In this case, the performance obligations are to be performed at a certain point in time. The revenue is recognized after the Company delivers the product to the customer and the customer accepts the product.

#### ② Revenue recognition and measurement methods for systems integration contracts

System integration includes the sale and installation of purchased merchandise and software products. The revenue is recognized when the Company has transferred the primary risks and rewards of the ownership of the purchased merchandise to the purchaser; the Company neither retained the continued management rights usually associated with the ownership, nor effectively controlled the sold goods; the installation and commissioning of the system have been completed and the system has been put into trial operation, or the initial inspection report of the purchaser is obtained; the economic benefits relevant to the transaction are likely to flow into the Company, the relevant costs can be reliably measured.

#### ③ Revenue recognition and measurement methods for technical service revenue

Technical service revenue mainly refers to the business of providing consulting, implementation and after-sales services of products to customers as required by contracts. If a service period is agreed upon in a contract, it is considered as a performance obligation to be performed within a certain period of time, and revenue is recognized for services settled with the customer in accordance with the contracted service period during the service provision period.

### 5) Other Business Income

(5) Other operating income is recognized when the customer obtains control of the relevant goods as stipulated in the relevant contracts or agreements, upon the fulfillment of contractual obligations.

## 4. Measurement of Revenue

The Company should measure revenue according to the transaction prices apportioned to each of the individual contract performance obligations. In determining a transaction price, the Company considers the impact of a number of factors, including variable consideration, significant financing components in contracts, non-cash consideration, and consideration payable to customers.

### (1) Variable consideration

The Company determines the best estimate of variable consideration according to the expected value or the amount most likely to occur. But a transaction price containing variable consideration should not exceed the amount from the accumulated recognized

revenue that will probably not have any significant reversal when related uncertainties are eliminated. When assessing whether the significant reversal of accumulated recognized revenue is almost impossible or not, a company should concurrently consider the possibility and weight of the revenue reversal.

(2) Significant financing component

When a contract contains any financing component, the Company should determine the transaction price according to the amount payable that is assumed to be paid in cash by the customer when it acquires control over the commodity. The difference between the transaction price and the contract consideration should be amortized in the effective interest method during the contract period.

(3) Non-cash consideration

When a customer pays non-cash consideration, the Company should determine the transaction price according to the fair value of the non-cash consideration. When such fair value cannot be reasonably estimated, the Company will indirectly determine the transaction price by reference to the individual price committed by the Company for transferring the commodity to the customer.

(4) Consideration payable to a customer

For consideration payable to a customer, the Company should deduct the transaction price from the consideration payable, and deduct the revenue for the current period at either the recognition of related revenue or the payment (or committed payment) of the consideration to the customer, whichever is earlier, but excluding the case in which the consideration payable to the customer is for the purpose of acquiring from the customer other commodities that can be obviously distinguished.

If the Company's consideration payable to a customer is for the purpose of acquiring from the customer other commodities that can be obviously distinguished, the Company should confirm the commodity purchased in the same way as in its other purchases. When the Company's consideration payable to a customer exceeds the fair value of the commodity that can be obviously distinguished, the exceeded amount should be used to deduct the transaction price. If the fair value of the commodity acquired from the customer that can be obviously distinguished cannot be reasonably estimated, the Company should deduct the transaction price from the consideration payable to the customer.

Differences in methods for the recognition and measurement of revenue caused by different business models for the same type of business

Not applicable.

### 36. Contract Costs

Contract costs comprise contract performance cost and contract acquisition cost.

The cost incurred by the Company from performing a contract is recognized into an asset as contract performance cost when it meets the following conditions:

- (1) This cost directly relates to an existing contract or a contract expected to be acquired. It consists of direct labor, direct materials, manufacture costs (or similar costs), costs specified to be borne by the customer and other costs incurred from this contract solely.
- (2) This cost has increased the Company's sources that are used to fulfill its contract performance obligations in the future.
- (3) This cost is expected to be recovered.

An incremental cost that is incurred by the Company for acquiring a contract and expected to be recovered is recognized into an asset as contract acquisition cost. However, for such asset with an amortization period of less than one year, the Company recognizes them into current profit/loss at their occurrence.

Assets related to contract costs are amortized on the same basis for recognizing the revenue from commodities or services related to such assets.

When the carrying value of an asset related to contract costs is higher than the difference between the following two items, the Company will withdraw impairment provision for the exceeded part and recognize it as asset impairment loss:

- (1) Residual consideration expected to be gained from transferring commodities and services related to this asset;
- (2) Costs expected to be incurred from transferring such commodities or services.

When the aforementioned asset impairment provision is reversed later, the carrying value of the asset after the reversal should not

exceed its carrying value on the reversal date under the assumption of no withdrawal of impairment provision.

### 37. Government Grants

**1. If the government subsidies meet with the following conditions at the same, it should be recognized:** (1) The entity will comply with the condition attaching to them; (2) The grants will be received from government. If a government subsidy is a monetary asset, it shall be measured according to the amount received or receivable. If a government subsidy is a non-monetary asset, it shall be measured at its fair value, and shall be measured at a nominal amount when the fair value cannot be obtained reliably.

#### **2. Judgment basis and accounting methods of government subsidies related to assets**

The government subsidies that are acquired for construction or form long-term assets in other ways according to government documents shall be defined as asset-related government subsidies. For those not specified in government documents, the judgment shall be made based on the compulsory fundamental conditions for acquiring the subsidies. If the subsidies are acquired with construction or the formation of long-term assets in other ways as fundamental conditions, they shall be recognized as asset-related government subsidies. For asset-related government subsidies, the carrying value of related assets shall be written down or recognized as deferred income. If asset-related government subsidies are recognized as deferred income, it shall be recorded into profits or losses by period in a reasonable and systemic manner within the life of related assets. Government subsidies measured at the nominal amount shall be directly recorded into current profits or losses. If related assets are sold, transferred, disposed of or destroyed before the end of their life, the undistributed balance of related deferred income shall be transferred into the profits or losses for the period of the asset disposal.

#### **3. Judgment basis and accounting treatment of profits-related government subsidies**

Government subsidies other than asset-related government subsidies shall be defined as profits-related government subsidies. For government subsidies consisting of both asset-related parts and profits-related parts, which are difficult to judge whether they are related to assets or profits, the entirety shall be classified as profits-related government subsidies. Profits-related government subsidies that are used to compensate the related future expenses or losses shall be recognized as deferred income and shall be included into the current profit/losses or offset relevant costs during the period when the relevant expenses or losses are recognized; those subsidies used to compensate the related expenses or losses incurred shall be directly included into the current profits/losses or offset relevant costs.

**4. Government subsidies related to the Company's routine operating activities** shall be included into other income or write down related costs according to the economic business nature. Government subsidies not related to the Company's routine activities shall be included into non-operating income and expenditure.

### 38. Deferred Income Tax Assets/Deferred Income Tax Liabilities

1. In accordance with the balance (the item not recognized as assets and liabilities can confirm their tax bases according to the tax law, the balance between the tax bases and its carrying amount) between the carrying amount of assets or liabilities and their tax bases, deferred tax assets and deferred tax liabilities should be recognized at the tax rates that are expected to apply to the period when the asset is realized or the liability is settled.

2. A deferred tax asset shall be recognized within the limit of taxable income that is likely to be obtained to offset the deductible temporary differences. At the balance sheet date, where there is strong evidence showing that sufficient taxable profit will be available against which the deductible temporary difference can be utilized, the deferred tax asset unrecognized in prior period shall be recognized.

3. The Company assesses the carrying amount of deferred tax asset at the balance sheet date. If it's probable that sufficient taxable profit will not be available against which the deductible temporary difference can be utilized, the Company shall write down the carrying amount of deferred tax asset, or reverse the amount written down later when it's probable that sufficient taxable profit will be available.

4. The current income tax and deferred income tax of the Company are recorded into the current gains and losses as income tax expenses or revenue, except in the following circumstances: (1) Business combination; (2) The transaction or event directly included

in owner' equity.

### 39. Lease

#### (1) Accounting treatment for leases as the lessee

On the beginning date of the lease term, the Company will recognize the lease with a lease term not exceeding 12 months and exclude the purchase option as a short-term lease. Leases with lower value when a single leased asset is a brand-new asset are identified as low-value asset leases. If the Company sublets or expects to sublet the leased assets, the original lease shall not be deemed as a low-value asset lease.

The Company records the payments of short-term and low-value asset leases incurred during each period of the lease term in the relevant asset costs or the profit or loss for the current period by the units-of-consumption method.

The Company will recognize right-of-use assets and lease liabilities on the inception date of the lease term, excluding the above short-term and low-value asset leases.

##### 1) Right-of-use assets

The right-of-use asset is measured at cost and the cost shall comprise: 1) the amount of the initial measurement of the lease liabilities; 2) any lease payments made at or before the commencement date, less any lease incentives received; 3) any initial direct costs incurred by the lessee; and 4) an estimate of costs to be incurred by the lessee in dismantling and removing the underlying asset, restoring the site on which it is located or restoring the underlying asset to the condition required by the terms and conditions of the lease.

The Company depreciates the right-of-use asset using the straight-line method. If it is reasonably certain that ownership of the leased asset(s) will be obtained at the end of the lease term, the Company depreciates the leased asset(s) over its/their remaining service life. If it is not reasonably certain that the ownership of the leasehold property will be obtained at the end of the lease term, the Company will depreciate the leased asset(s) over the lease term or the remaining service life, whichever is shorter.

##### 2) Lease liabilities

At the commencement date, the Company measures the lease liabilities at the present value of the lease payments that are not paid at that date. The Company uses the interest rate implicit in lease as the rate of discount when calculating the present value of the lease payments. The incremental interest rate on borrowing of the lessee will be used as the rate of discount, if the interest rate implicit in lease cannot be determined. The difference between the lease payment and its present value is regarded as an unrecognized financing expense. Interest expense is recognized at the discount rate of the present value of the recognized lease payment during each period of the lease term and is recorded in the profit and loss for the current period. Variable lease payments that are not covered in the measurement of the lease liabilities are included in current profit or loss when actually incurred.

After the commencement date, if there is a change in the following items: (a) actual fixed payments; (b) amounts expected to be payable under residual value guarantees; (c) an index or a rate used to determine lease payments; (d) assessment result or exercise of purchase option, extension option or termination option., the Company remeasures the lease liabilities based on the present value of lease payments after changes, and adjusts the carrying amount of the right-of-use asset accordingly. If the carrying amount of the right-of-use asset is reduced to zero but there shall be a further reduction in the lease liabilities, the remaining amount shall be recognized into profit or loss.

#### (2) Accounting treatment of leases as the lessor

On the start date of the lease term, the Company divides the lease that substantially transfers almost all risks and rewards related to the ownership of the leased assets into finance leases, except for operating leases.

##### 1) Operating lease

The Company recognizes the lease payments receivable as rental earnings in each period within the lease term on a straight-line basis. The initial direct costs related to the operating lease are capitalized, amortized within the lease term on the same basis as the recognition of rental earnings, and included in the profit or loss for the current period. Variable lease payments obtained by the Company in relation to operating leases that are not included in the lease receivable are included in the profit or loss for the current



period when they are actually incurred.

#### 2) Financial lease

At the commencement date, the Company recognizes the finance lease payment receivable based on the net investment in the lease (sum of the present value of unguaranteed residual value and lease receipts that are not received at the commencement date, discounted by the interest rate implicit in the lease), and derecognizes assets held under the finance lease. The Company calculates and recognizes interest income using the interest rate implicit in the lease over the lease term.

Variable lease payments not included in the measurement of the net investment in the lease are charged as profit or loss in the periods in which they are incurred.

#### 3) Underlease

The Company, as the underlease lessor, applied accounting treatment to the head lease agreement and the sublease agreement in accordance with the accounting requirements of both the lessee and lessor. If a head lease is a short-term lease and simplified accounting treatment was applied, then it classifies the sub-lease as an operating lease.

#### (3) Sale and leaseback

##### 1. The Company as the lessee

The Company assesses whether the asset transfer in a sale and leaseback transaction is a sale in accordance with relevant provisions of the Accounting Standards for Business Enterprises No. 14 - Income.

If the asset transfer in a sale and leaseback transaction is a sale, the Company measures the right-of-use assets formed by the sale and leaseback based on the portion of the original asset's carrying value that is related to the use right acquired by the leaseback, and recognizes related gains or losses only for the right transferred to the lessor.

If the asset transfer in a sale and leaseback transaction is not a sale, the Company continues to recognize the transferred asset and at the same time recognizes a financial liability equivalent to the transfer income, and conducts corresponding accounting treatment for the financial liability in accordance with the Accounting Standards for Business Enterprises No. 22 - Recognition and Measurement of Financial Instruments.

##### 2. The Company as lessor

The Company assesses whether the asset transfer in a sale and leaseback transaction is a sale in accordance with relevant provisions of the Accounting Standards for Business Enterprises No. 14 - Income.

If the asset transfer in a sale and leaseback transaction is a sale, the Company applies other accounting standards for business enterprises to the accounting treatment for asset purchase, and conducts corresponding accounting treatment for asset lease in accordance with the Accounting Standard for Business Enterprises No. 21 - Leases.

If the asset transfer in a sale and leaseback transaction is not a sale, the Company does not recognize the transferred asset, but recognizes a financial asset equivalent to the transfer income, and conducts corresponding accounting treatment for the financial asset in accordance with the Accounting Standards for Business Enterprises No. 22 - Recognition and Measurement of Financial Instruments.

#### **40. Other Important Accounting Policies and Accounting Estimations**

##### **Confirmation standard and accounting handling method for operation termination**

Components which meet one of the following conditions, have been disposed or divided as held for sale category and can be distinguished separately are confirmed as operation termination.

1) The component represents one important independent main business or one single main operation area.

2) The component is one part of a related plan which plans to dispose one independent main business or one single main operation area.

**41. Changes in Main Accounting Policies and Estimates****(1) Change of Accounting Policies**

Applicable  Not applicable

**(2) Changes in Accounting Estimates**

Applicable  Not applicable

**(3) Adjustments to Financial Statement Items at the Beginning of the Year of the First Implementation of the New Accounting Standards Implemented since 2024**

Applicable  Not applicable

**42. Other**

In the Note of the financial statements, the data of the period-beginning refers to the financial statement data on 1 January 2024; the data of the period-end refers to the financial statement data on 30 June 2024; the Reporting Period refers to the H1 2024; the same period of last year refers to the H1 2023. The same to the Company as the parent.

**VI Taxes****1. Main Taxes and Tax Rates**

Category of taxes	Tax basis	Tax rate
VAT	Sales of goods or provision of taxable services	Note 1
Urban maintenance and construction tax	Turnover tax payable	Applied to 7%, 5%, 1% separately according to the regional level
Enterprise income tax	Taxable income	25%、20%、15%、16.5%
VAT of land	Added value generated from paid transfer of the use right of state-owned lands and property right of above-ground buildings and other attachments	30%-60%
Real estate tax	Levied according to price: paid according to 1.2% of the residual value of the real estate's original value after deducted 30% at once; levied according to lease: paid according to 12% of the rental income	1.2%、12%
Education surcharge	Turnover tax payable	3%
Local education surcharge	Turnover tax payable	2%

Notes of the disclosure situation of the taxpaying bodies with different enterprises income tax rate

Name	Income tax rate
Chongqing Shenzhen International Trade Center Property Management Co., Ltd.	15%
Shenzhen International Trade Center Property Management Co., Ltd. Chongqing Branch	15%
Shenzhen Facility Management Community Co., Ltd	15%
Shenzhen Property Engineering and Construction Supervision Co., Ltd.	20%

Shenzhen Guomao Chuntian Commercial Management Co., Ltd.	20%
Shenzhen Jinhailian Property Management Co.,Ltd.	20%
Shenzhen Zhongtongda House Xiushan Service Co.,Ltd.	20%
Shenzhen Kangping Industry Co.,Ltd.	20%
Shenzhen Teacher Family Training Co., Ltd.	20%
Shenzhen Education Industry Co., Ltd.	20%
Shenzhen Yufa Industry Co., Ltd.	20%
Chongqing Aobo Elevator Co., Ltd.	20%
Shenzhen SZPRD Fuyuantai Development Co., Ltd.	20%
Shenzhen Fuyuanmin Property Management Co., Ltd.	20%
Shenzhen Meilong Industrial Development Co., Ltd.	20%
Shenzhen Sports Service Co., Ltd.	20%
Shenzhen Penghongyuan Industrial Development Co., Ltd.	20%
Shenzhen Guoguan Electromechanical Device Co., Ltd.	20%
Shenzhen Shenshan Special Cooperation Zone Guomao Property Development Co., Ltd.	20%
Shenzhen Helinhua Construction Management Co., Ltd.	20%
Shenzhen Guomao Tongle Property Management Co., Ltd.	20%
Shenzhen Foreign Trade Property Management Co., Ltd.	20%
Shenzhen Fubao Urban Resources Management Co., Ltd.	20%
Shenzhen Shenwu Elevator Co., Ltd.	20%
Shenzhen Shenfang Property Cleaning Co., Ltd.	20%
Shandong International Trade Center Hotel Management Co., Ltd.	20%
Shenzhen Shenfubao Hydropower Municipal Service Co., Ltd.	20%
Shenzhen Jiayuan Property Management Co., Ltd.	20%
Shenzhen Guomao Shenlv Gardening Co., Ltd.	20%
Beijing Facility Home Technology Co., Ltd.	20%
Subsidiaries registered in Hong Kong area	16.50%
Subsidiaries registered in Vietnam area	20%
Other taxpaying bodies within the consolidated scope	25%

## 2. Tax Preference

1. According to the regulations of No. 2, Property Service of No. 37, Commercial Service among the encouraging category of the Guidance Catalogue of Industry Structure Adjustment (Y2011), the western industry met with the conditions should be collected the corporate income tax according to 15% of the tax rate. The subsidiaries of the Group Chongqing Shenzhen International Trade Center Property Management Co., Ltd. and Shenzhen International Trade Center Property Management Co., Ltd. Chongqing Branch applied to above policy.

2. On 19 December 2022, Shenzhen Facility Management Community Technology Co., Ltd. successfully passed the re-evaluation for its High-tech Enterprise Certificate. The company has been assigned certificate number GR202244204675, and the certificate is valid for three years. As per the tax laws and regulations, the company will be eligible for a preferential enterprise income tax rate of 15% for the year 2024.

3. According to the *Announcement of the State Taxation Administration and the Ministry of Finance on the Implementation of Preferential Income Tax Policies for Small and Micro Enterprises and Individual Industrial and Commercial Entities* (Announcement No. 6 of 2023 of the Ministry of Finance and the State Taxation Administration) and the *Announcement of the State Taxation Administration and the Ministry of Finance on Further Supporting Small and Micro Enterprises and Individual Industrial and Commercial Businesses through Relevant Tax and Fee Policies* (Announcement No. 12 of 2023 of the Ministry of

Finance and the State Taxation Administration), for small and micro enterprises, the taxable income shall be calculated at a rate of 25% and the enterprise income tax shall be paid at a rate of 20%; Tax on natural resources (excluding tax on water resources), urban maintenance and construction tax, real estate tax, urban land use tax, stamp tax (excluding stamp tax on securities transactions), agriculture land tax, educational surcharge and local education surcharge on small-scale VAT taxpayers, small-sized low-profit enterprises and individual industrial and commercial households are deducted by half from 1 January 2023 to 31 December 2027. This policy applies to 27 subsidiaries, including Shenzhen Property Engineering and Construction Supervision Co., Ltd. and Shenzhen Guomao Chuntian Commercial Management Co., Ltd.

### 3. Other

[Note 1]: Taxable items and tax rate of the VAT of the Company and its subsidiaries are as follows:

Type of the revenue	General rate	Percentage charges of
Sales of house property	9%	5%
Rent of real estate	9%	5%
Property service	6%	3%
Catering service	6%	3%
Others	13%	--

## VII. Notes to Main Items of Consolidated Financial Statements

### 1. Monetary Assets

Unit: RMB

Item	Ending balance	Beginning balance
Cash on hand	55,534.25	75,265.01
Bank deposits	1,879,237,005.06	2,742,094,318.81
Other monetary funds	6,553,992.38	6,628,892.90
Total	1,885,846,531.69	2,748,798,476.72
Of which: total amount deposited overseas	63,351,184.07	62,161,463.84

Other notes:

At the end of the period, the amount of restriction in use by guaranteed, pledged or frozen is RMB18,366,170.50, mainly including the margin and interest of RMB3,337,257.40; the funds with limited use rights in bank deposits mainly include the bank frozen funds of RMB3,147,574.47 and the interest on time deposits of RMB11,881,338.63. The above amount is not regarded as cash and cash equivalents due to restrictions on use.

The funds deposited overseas are mainly the balance of monetary assets of the overseas subsidiaries Shum Yip Properties Development Limited and Vietnam Shenguomao Property Management Co., Ltd.

### 2. Trading Financial Assets

Unit: RMB

Item	Ending balance	Beginning balance
Of which:		
Of which:		

Other notes

**3. Derivative Financial Assets**

Unit: RMB

Item	Ending balance	Beginning balance
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Other notes:

**4. Notes Receivable****(1) Notes Receivable Listed by Category**

Unit: RMB

Item	Ending balance	Beginning balance
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**(2) Disclosure by Withdrawal Methods for Bad Debts**

Unit: RMB

Category	Ending balance					Beginning balance				
	Carrying amount		Bad debt provision		Carrying value	Carrying amount		Bad debt provision		Carrying value
	Amount	Proportion	Amount	Withdrawal proportion		Amount	Proportion	Amount	Withdrawal proportion	
Of which:										
Of which:										

If adopting the general mode of expected credit loss to withdraw bad debt provision of notes receivable:

Applicable Not applicable**(3) Bad Debt Provision Withdrawal, Reversed or Recovered in the Current Period**

Withdrawal of bad debt provision:

Unit: RMB

Category	Beginning balance	Changes in the current period				Ending balance
		Withdrawal	Reversed or recovered	Verification	Others	

Of which significant amount of recovered or transferred-back bad debt provision for the current period:

Applicable Not applicable**(4) Notes Receivable Pledged by the Company at the Period-end**

Unit: RMB

Item	Ending pledged amount
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**(5) Notes Receivable Which Had Endorsed by the Company or had Discounted and had not Due on the Balance Sheet Date at the Period-end**

Unit: RMB

Item	Amount of recognition termination at the period-end	Amount of not terminated recognition at the period-end
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**(6) Notes Receivable Written-off in Current Period**

Unit: RMB

Item	Written-off amount
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Of which, verification of significant notes receivable:

Unit: RMB

Name of the entity	Nature	Written-off amount	Reason for verification	Verification procedures performed	Whether occurred because of related-party transactions
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Notes of the verification of notes receivable

## 5. Accounts Receivable

### (1) Disclosure by Aging

Unit: RMB

Aging	Ending carrying amount	Beginning carrying amount
Within one year (including 1 year)	362,644,889.80	425,235,829.74
One to two years	177,295,682.88	83,584,196.31
Two to three years	14,631,387.34	19,037,312.67
More than three years	133,139,168.37	127,356,876.62
Three to four years	10,907,385.79	10,334,088.28
Four to five years	8,002,297.72	4,135,080.24
Over 5 years	114,229,484.86	112,887,708.10
Total	687,711,128.39	655,214,215.34

### (2) Disclosure by Withdrawal Methods for Bad Debts

Unit: RMB

Category	Ending balance					Beginning balance				
	Carrying amount		Bad debt provision		Carrying value	Carrying amount		Bad debt provision		Carrying value
	Amount	Proportion	Amount	Withdrawal proportion		Amount	Proportion	Amount	Withdrawal proportion	
Accounts receivable withdrawal of Bad debt provision separately accrued	116,440,359.76	16.93%	112,831,779.74	96.90%	3,608,580.02	115,895,721.46	17.69%	113,235,195.18	97.70%	2,660,526.28
Of which:										
Accounts receivable withdrawal of bad debt provision of by group	571,270,768.63	83.07%	49,530,105.12	8.67%	521,740,663.51	539,318,493.88	82.31%	39,172,566.28	7.26%	500,145,927.60
Of which:										
Total	687,711,128.39	100.00%	162,361,884.86	23.61%	525,349,243.53	655,214,215.34	100.00%	152,407,761.46	23.26%	502,806,453.88

The category name of bad debt provision separately accrued: Accounts receivable with bad debt provision separately accrued

Unit: RMB

Name	Beginning balance		Ending balance			
	Carrying amount	Bad debt provision	Carrying amount	Bad debt provision	Withdrawal proportion	Reason for withdraw

Shenzhen Jiyong Properties & Resources Development Company	93,811,328.05	93,811,328.05	93,811,328.05	93,811,328.05	100.00%	Involved in lawsuit and unrecoverable
Shenzhen Tewe Industry Co., Ltd.	2,836,561.00	2,836,561.00	2,836,561.00	2,836,561.00	100.00%	Expected to be unrecoverable
Lunan Industry Corporation	2,818,284.84	2,818,284.84	2,818,284.84	2,818,284.84	100.00%	Expected to be unrecoverable
Shenzhen Hampoo Science & Technology Co., Ltd.	1,436,020.29	1,433,070.29	1,436,020.29	1,433,070.29	99.79%	Expected to be unrecoverable
Those with insignificant single amount for which bad debt provision separately accrued	14,993,527.28	12,335,951.00	15,538,165.58	11,932,535.56	76.80%	Uncollectible for a long period
Total	115,895,721.46	113,235,195.18	116,440,359.76	112,831,779.74		

Category name of withdrawal of bad debt provision by group: Accounts receivable with bad debt provision withdrawn by the portfolio of credit risk features

Unit: RMB

Name	Ending balance		
	Carrying amount	Bad debt provision	Withdrawal proportion
Portfolio of credit risk features	390,268,293.71	41,251,764.89	10.57%
Portfolio of transactions with other related parties	159,623,594.64	8,278,340.23	5.19%
Government portfolio	21,378,880.28		0.00%
Total	571,270,768.63	49,530,105.12	

Notes to the determination basis for the group:

If adopting the general mode of expected credit loss to withdraw bad debt provision of accounts receivable:

Applicable Not applicable

### (3) Bad Debt Provision Withdrawal, Reversed or Recovered in the Current Period

Withdrawal of bad debt provision in the Current Period:

Unit: RMB

Category	Beginning balance	Changes in the current period				Ending balance
		Withdrawal	Reversed or recovered	Verification	Others	
Bad debt provision separately accrued	113,235,195.18	13,627.18	417,042.62			112,831,779.74
Withdrawal of bad debt provision by group	39,172,566.28	10,357,538.84				49,530,105.12
Total	152,407,761.46	10,371,166.02	417,042.62			162,361,884.86

Of which significant amount of recovered or transferred-back bad debt provision for the current period:

Unit: RMB

Name of the entity	Amount reversed or recovered	Reason for reversal	Way of recovery	Basis and rationality of determining the original withdrawal proportion of

				bad debt provision
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**(4) Accounts Receivable Written-off in Current Period**

Unit: RMB

Item	Written-off amount
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Of which the verification of significant accounts receivable:

Unit: RMB

Name of the entity	Nature	Written-off amount	Reason for verification	Verification procedures performed	Whether occurred because of related-party transactions
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Notes to verification of accounts receivable:

**(5) Top 5 of the Ending Balance of the Accounts Receivable and the Contract Assets Collected according to Arrears Party**

Unit: RMB

Name of the entity	Ending balance of accounts receivable	Ending balance of contract assets	Ending balance of accounts receivable and contract assets	Proportion to total ending balance of accounts receivable and contract assets	Ending balance of bad debt provision of accounts receivable and impairment provision for contract assets
Shenzhen Futian Talent Anju Co., Ltd.	109,392,112.37		109,392,112.37	15.89%	10,939,211.24
Shenzhen Jiyong Properties & Resources Development Company	93,811,328.05		93,811,328.05	13.63%	93,811,328.05
Shenzhen Bay Technology Development Co., Ltd.	77,173,432.43		77,173,432.43	11.21%	7,568,725.60
Hebei Shenbao Investment Development Co., Ltd.	26,922,560.60	396,484.75	27,319,045.35	3.97%	807,676.81
Shenzhen Futian District Government Property Management Centre	21,378,880.28		21,378,880.28	3.11%	
Total	328,678,313.73	396,484.75	329,074,798.48	47.81%	113,126,941.70

**6. Contract Assets****(1) List of Contract Assets**

Unit: RMB

Item	Ending balance			Beginning balance		
	Carrying amount	Bad debt provision	Carrying value	Carrying amount	Bad debt provision	Carrying value
Municipal engineering retention money	724,882.35		724,882.35	844,485.57		844,485.57



Total	724,882.35		724,882.35	844,485.57		844,485.57
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**(2) Significant changes in the amount of carrying value and the reason in the Reporting Period**

Unit: RMB

Item	Change in amount	Reason(s)
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**(3) Disclosure by Withdrawal Methods for Bad Debts**

Unit: RMB

Category	Ending balance					Beginning balance				
	Carrying amount		Bad debt provision		Carrying value	Carrying amount		Bad debt provision		Carrying value
	Amount	Proportion	Amount	Withdrawal proportion		Amount	Proportion	Amount	Withdrawal proportion	
Of which:										
Of which:										

Withdrawal of bad debt provision by adopting the general mode of expected credit loss

Applicable Not applicable**(4) Bad Debt Provision Withdrawal, Reversed or Recovered in the Current Period**

Unit: RMB

Item	Withdrawal of the current period	Reversal or recovery in the Reporting Period	Write-off/verified for the current period	Reason
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Of which significant amount of recovered or transferred-back bad debt provision for the current period:

Unit: RMB

Name of the entity	Amount reversed or recovered	Reason for reversal	Way of recovery	Basis and rationality of determining the original withdrawal proportion of bad debt provision
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Other notes:

**(5) Contract Assets Written-off in Current Period**

Unit: RMB

Item	Written-off amount
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Of which the verification of significant contract assets

Unit: RMB

Name of the entity	Nature	Written-off amount	Reason for verification	Verification procedures performed	Whether occurred because of related-party transactions
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Notes to verification of contract assets:

Other notes:

**7. Accounts Receivable Financing****(1) Accounts Receivable Financing Listed by Category**

Unit: RMB

Item	Ending balance	Beginning balance
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**(2) Disclosure by Withdrawal Methods for Bad Debts**

Unit: RMB

Category	Ending balance					Beginning balance				
	Carrying amount		Bad debt provision		Carrying value	Carrying amount		Bad debt provision		Carrying value
	Amount	Proportion	Amount	Withdrawal proportion		Amount	Proportion	Amount	Withdrawal proportion	
Of which:										
Of which:										

Withdrawal of bad debt provision by adopting the general mode of expected credit loss

Unit: RMB

Bad debt provision	First stage	Second stage	Third stage	Total
	Expected credit loss in the next 12 months	Expected loss in the duration (credit impairment not occurred)	Expected loss in the duration (credit impairment occurred)	
Balance of 1 January 2024 in the current period				

The basis for the division of each stage and the withdrawal proportion of bad debt provision

Notes to significant changes in the carrying amount of accounts receivable financing with amount changed of loss provision in the current period:

**(3) Bad Debt Provision Withdrawal, Reversed or Recovered in the Current Period**

Unit: RMB

Category	Beginning balance	Changes in the current period				Ending balance
		Withdrawal	Reversed or recovered	Charged-off/Written-off	Other changes	

Of which significant amount of recovered or transferred-back bad debt provision for the current period:

Unit: RMB

Name of the entity	Amount reversed or recovered	Reason for reversal	Way of recovery	Basis and rationality of determining the original withdrawal proportion of bad debt provision
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Other notes:

**(4) Accounts Receivable Financing Pledged by the Company at the Period-end**

Unit: RMB

Item	Ending pledged amount
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**(5) Accounts Receivable Financing Which Had Endorsed by the Company or had Discounted and had not Due on the Balance Sheet Date at the Period-end**

Unit: RMB

Item	Amount of recognition termination at the period-end	Amount of not terminated recognition at the period-end
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**(6) Accounts Receivable Financing with Actual Verification for the Current Period**

Unit: RMB

Item	Written-off amount
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Of which the verification of significant accounts receivable financing

Unit: RMB

Name of the entity	Nature	Written-off amount	Reason for verification	Verification procedures performed	Whether occurred because of related-party transactions
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Notes to verification:

**(7) The changes of accounts receivable financing in the Current Period and the changes in fair value****(8) Other Notes****8. Other Receivables**

Unit: RMB

Item	Ending balance	Beginning balance
Interest receivable	0.00	0.00
Dividend receivable	0.00	0.00
Other receivables	606,627,612.52	624,394,372.82
Total	606,627,612.52	624,394,372.82

**(1) Interest Receivable****1) Category of Interest Receivable**

Unit: RMB

Item	Ending balance	Beginning balance
Total	0.00	0.00

**2) Significant Overdue Interest**

Unit: RMB

Entity	Ending balance	Overdue time	Overdue reason	Whether occurred impairment and its judgment basis
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Other notes:

**3) Disclosure by Withdrawal Methods for Bad Debts**□Applicable Not applicable**4) Bad Debt Provision Withdrawal, Reversed or Recovered in the Current Period**

Unit: RMB

Category	Beginning balance	Changes in the current period				Ending balance
		Withdrawal	Reversed or recovered	Charged-off/Written-off	Other changes	

Of which significant amount of recovered or transferred-back bad debt provision for the current period:

Unit: RMB

Name of the entity	Amount reversed or recovered	Reason for reversal	Way of recovery	Basis and rationality of determining the original withdrawal proportion of bad debt provision

Other notes:

### 5) Interest Receivable Written-off in Current Period

Unit: RMB

Item	Written-off amount

Of which the verification of significant interest receivable:

Unit: RMB

Name of the entity	Nature	Written-off amount	Reason for verification	Verification procedures performed	Whether occurred because of related-party transactions

Notes to verification:

Other notes:

### (2) Dividend Receivable

#### 1) Category of Dividend Receivable

Unit: RMB

Project (or investee)	Ending balance	Beginning balance
Total	0.00	0.00

#### 2) Significant Dividends Receivable Aging over 1 Year

Unit: RMB

Project (or investee)	Ending balance	Aging	Reason	Whether occurred impairment and its judgment basis

### 3) Disclosure by Withdrawal Methods for Bad Debts

Applicable Not applicable

#### 4) Bad Debt Provision Withdrawal, Reversed or Recovered in the Current Period

Unit: RMB

Category	Beginning balance	Changes in the current period				Ending balance
		Withdrawal	Reversed or recovered	Charged-off/Written-off	Other changes	

Of which significant amount of recovered or transferred-back bad debt provision for the current period:

Unit: RMB

Name of the entity	Amount reversed or recovered	Reason for reversal	Way of recovery	Basis and rationality of determining the original withdrawal proportion of bad debt provision

Other notes:

**5) Dividends Receivable Written-off in Current Period**

Unit: RMB

Item	Written-off amount
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Of which the verification of significant dividends receivable:

Unit: RMB

Name of the entity	Nature	Written-off amount	Reason for verification	Verification procedures performed	Whether occurred because of related-party transactions
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Notes to verification:

Other notes:

**(3) Other Receivables****1) Category of Other Receivables by Account Nature**

Unit: RMB

Nature	Ending carrying amount	Beginning carrying amount
Security deposit	4,721,408.62	9,813,980.43
Margin	40,036,255.10	45,417,519.59
Reserve fund	577,754.36	63,090.95
Payment on behalf	3,188,563.34	2,826,478.51
Intercourse funds	600,560,898.20	597,882,606.95
Others	60,615,891.80	63,021,059.95
Total	709,700,771.42	719,024,736.38

**2) Disclosure by Aging**

Unit: RMB

Aging	Ending carrying amount	Beginning carrying amount
Within one year (including 1 year)	7,607,457.17	39,565,801.00
One to two years	26,259,438.44	11,760,542.45
Two to three years	47,399,167.36	571,247,946.92
More than three years	628,434,708.45	96,450,446.01
Three to four years	534,058,256.56	31,254,533.77
Four to five years	31,301,783.20	1,068,702.68
Over 5 years	63,074,668.69	64,127,209.56
Total	709,700,771.42	719,024,736.38

**3) Disclosure by Withdrawal Methods for Bad Debts**Applicable Not applicable

Unit: RMB

Category	Ending balance					Beginning balance				
	Carrying amount		Bad debt provision		Carrying value	Carrying amount		Bad debt provision		Carrying value
	Amount	Proportion	Amount	Withdrawal proportion		Amount	Proportion	Amount	Withdrawal proportion	
Bad debt provision separately accrued	627,911,249.06	88.48%	47,446,603.24	7.56%	580,464,645.82	627,054,431.42	87.21%	47,169,474.26	7.52%	579,884,957.16
Of which:										
Withdrawal	81,789,522.36	11.52%	55,626,555.66	68.01%	26,162,966.70	91,970,304.96	12.79%	47,460,889.30	51.60%	44,509,415.66

of bad debt provision by group										
Of which:										
Total	709,700,771.42	100.00%	103,073,158.90	14.52%	606,627,612.52	719,024,736.38	100.00%	94,630,363.56	13.16%	624,394,372.82

Category name of bad debt provision separately accrued: Other receivables of bad debt provision separately accrued

Unit: RMB

Name	Beginning balance		Ending balance			
	Carrying amount	Bad debt provision	Carrying amount	Bad debt provision	Withdrawal proportion	Reason for withdraw
Shenzhen Xinhai Holding Co., Ltd. and the related party Shenzhen Xinhai Rongyao Real Estate Development Co., Ltd., Shenzhen Qianhai Advanced Information Service Co., Ltd.	587,289,550.00	17,618,686.51	587,289,550.00	17,618,686.51	3.00%	Prudent judgment of recovery risk
Shenzhen Tianjun Industrial Co., Ltd.	10,000,000.00		10,000,000.00			
Shanghai Yutong Real Estate Co., Ltd.	5,676,000.00	5,676,000.00	5,676,000.00	5,676,000.00	0.00%	Uncollectible for a long period
Hong Kong Yue Heng Development Co., Ltd.	3,271,837.78	3,271,837.78	3,271,837.78	3,271,837.78	100.00%	Uncollectible for a long period
Dameisha Tourism Centre	2,576,445.69	2,576,445.69	2,576,445.69	2,576,445.69	100.00%	Uncollectible for a long period
Elevated train project	2,542,332.43	2,542,332.43	2,542,332.43	2,542,332.43	100.00%	Uncollectible for a long period
Those with insignificant single amount for which bad debt provision separately accrued	15,698,265.52	15,484,171.85	16,555,083.16	15,761,300.83	95.21%	Uncollectible for a long period
Total	627,054,431.42	47,169,474.26	627,911,249.06	47,446,603.24		

Category name of withdrawal of bad debt provision by group: Other receivables with withdrawal of bad debt provision by the portfolio of credit risk features

Unit: RMB

Name	Ending balance		
	Carrying amount	Bad debt provision	Withdrawal proportion
Within one year	12,623,222.01	378,696.66	3.00%
1-2 years	3,930,313.63	393,031.36	10.00%
2-3 years	4,423,707.41	1,327,112.22	30.00%
3-4 years	2,078,438.67	1,039,219.34	50.00%
4-5 years	31,226,722.79	24,981,378.23	80.00%
Over 5 years	27,507,117.85	27,507,117.85	100.00%

Total	81,789,522.36	55,626,555.66	
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Notes to the determination basis for the group:

Withdrawal of bad debt provision by adopting the general mode of expected credit loss:

Unit: RMB

Bad debt provision	First stage	Second stage	Third stage	Total
	Expected credit loss in the next 12 months	Expected loss in the duration (credit impairment not occurred)	Expected loss in the duration (credit impairment occurred)	
Balance of 1 January 2024	47,460,889.30	17,297,069.24	29,872,405.02	94,630,363.56
Balance of 1 January 2024 in the current period				
Withdrawal of the current period	8,169,009.71		277,128.98	8,446,138.69
Amount transferred-back for the current period	3,343.35			3,343.35
Balance of 30 June 2024	55,626,555.66	17,297,069.24	30,149,534.00	103,073,158.90

The basis for the division of each stage and the withdrawal proportion of bad debt provision

Changes of carrying amount with significant amount changed of loss provision in the current period

Applicable Not applicable

#### 4) Bad Debt Provision Withdrawn, Reversed or Recovered in the Current Period

Withdrawal of bad debt provision:

Unit: RMB

Category	Beginning balance	Changes in the current period				Ending balance
		Withdrawal	Reversed or recovered	Charged-off/Written-off	Others	
Bad debt provision separately accrued	47,169,474.26	277,128.98				47,446,603.24
Withdrawal of bad debt provision by group	47,460,889.30	8,169,009.71	3,343.35			55,626,555.66
Total	94,630,363.56	8,446,138.69	3,343.35			103,073,158.90

Of which the bad debt provision recovered or transferred-back with significant amount during the current period:

Unit: RMB

Name of the entity	Amount reversed or recovered	Reason for reversal	Way of recovery	Basis and rationality of determining the original withdrawal proportion of bad debt provision

#### 5) Particulars of the Actual Verification of Other Receivables during the Current Period

Unit: RMB

Item	Written-off amount

Of which the verification of significant other receivables:

Unit: RMB

Name of the entity	Nature	Written-off amount	Reason for verification	Verification procedures performed	Whether occurred because of related-party transactions
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Notes to the verification of other receivables:

## 6) Top 5 of the Ending Balance of Other Receivables Collected according to the Arrears Party

Unit: RMB

Name of the entity	Nature	Ending balance	Aging	Proportion to total ending balance of other receivables %	Ending balance of bad debt provision
Shenzhen Xinhai Holding Co., Ltd. and the related party Shenzhen Xinhai Rongyao Real Estate Development Co., Ltd.	Intercourse funds	576,568,974.73	Between two year and five years	81.24%	17,297,069.25
Shenzhen Bangling Stock Cooperative Company	Intercourse funds	30,000,000.00	Between four year and five years	4.23%	24,000,000.00
Shenzhen Qianhai Advanced Information Service Co., Ltd.	Intercourse funds	10,720,575.27	Between two year and three years	1.51%	321,617.26
Chongqing Yudi Asset Management Co., Ltd.	Deposits	2,173,485.00	Between two year and three years	0.31%	217,348.50
<b>Total</b>		<b>619,463,035.00</b>		<b>87.29%</b>	<b>41,836,035.01</b>

## 7) Presentation in Other Receivables due to the Centralized Management of Funds

Unit: RMB

Other notes:

## 9. Prepayment

### (1) Prepayment Listed by Aging Analysis

Unit: RMB

Aging	Ending balance		Beginning balance	
	Amount	Proportion	Amount	Proportion
Within 1 year	12,178,056.95	96.25%	11,077,693.87	92.44%
One to two years	48,650.94	0.38%	388,465.12	3.24%
Two to three years	32,305.74	0.26%	304,932.40	2.54%
More than three years	393,770.37	3.11%	211,994.96	1.77%
<b>Total</b>	<b>12,652,784.00</b>		<b>11,983,086.35</b>	

Notes of the reasons of the prepayment aging over 1 year with significant amount but failed settled in time:

### (2) Top 5 Prepayment in Ending Balance Collected according to the Prepayment Target

Name of the entity	Carrying balance	Proportion to total ending balance of prepayments (%)
Yangzhou Broadcasting Television Network Co., Ltd.	2,324,249.50	18.37%



Name of the entity	Carrying balance	Proportion to total ending balance of prepayments (%)
Chongqing Yudi Assets Management Co., Ltd.	1,897,674.49	15.00%
China Construction No.3 Bureau No.2 Construction Engineering Co., Ltd.	1,240,151.46	9.80%
Baoding Boyuan Electric Manufacturing Co., Ltd.	1,228,578.21	9.71%
Beijing Jingdong Century Information Technology Co., Ltd.	582,931.40	4.61%
<u>Total</u>	<u>7,273,585.06</u>	<u>57.49%</u>

-  
Other notes:

## 10. Inventories

Whether the Company needs to comply with the disclosure requirements for the real estate industry

Yes

### (1) Category of Inventory

The Company shall comply with the disclosure requirements for the “real estate industry” in the Self-regulatory Guidelines No. 3 for Companies Listed on Shenzhen Stock Exchange - Industry Information Disclosure.

Classification by nature:

Unit: RMB

Item	Ending balance			Beginning balance		
	Carrying amount	Depreciation reserves of inventories or impairment provision for contract performance costs	Carrying value	Carrying amount	Depreciation reserves of inventories or impairment provision for contract performance costs	Carrying value
R&D expenses	11,661,449,735.78	218,824,035.97	11,442,625,699.81	11,174,583,667.43	218,824,035.97	10,955,759,631.46
Developing properties	140,690,499.71		140,690,499.71	141,176,477.91		141,176,477.91
Raw materials	1,462,839.25	921,081.69	541,757.56	1,533,601.80	915,223.04	618,378.76
Inventory goods	2,558,198.25	2,094,300.39	463,897.86	2,564,024.46	2,094,300.39	469,724.07
Low-value consumables	381,343.82		381,343.82	184,883.54		184,883.54
<b>Total</b>	<b>11,806,542,616.81</b>	<b>221,839,418.05</b>	<b>11,584,703,198.76</b>	<b>11,320,042,655.14</b>	<b>221,833,559.40</b>	<b>11,098,209,095.74</b>

Disclose main items of “R&D expenses” and interest capitalization in the following format:

Unit: RMB

Project name	Time for commencement	Estimated date of completion	Estimated total investment	Beginning balance	Transferred to developing properties for the current period	Other decreased amount for the current period	Increase (R&D expenses) for the current period	Ending balance	Accumulated amount of interest capitalization	Of which: amount of capitalized interests for the current period	Capital resources
Lanhu Shidai project	15 October 2020	30 November 2026	8,400,000,000.00	5,222,124,208.85			352,077,026.96	5,574,201,235.81	416,738,599.23	59,248,896.84	Bank loans
Humen Sea	22 March 2022	31	3,217,590,000.00	2,559,648,387.51			18,426,349.42	2,578,074,736.93	16,916,872.65	7,315,887.35	Bank

Bay project		December 2025									loans
Guangming Yutang Shangfu project	7 March 2022	21 October 2024	2,658,680,000.00	1,995,222,707.56			57,972,664.55	2,053,195,372.11	7,621,637.67	3,811,491.26	Bank loans
Land of Hongqi Town, Haikou				6,648,404.13				6,648,404.13			Others
Shenhui Garden				37,287,764.54			8,837.12	37,296,601.66			Others
Fuyuantai project				16,102,390.14			1,651,028.57	17,753,418.71			Others
Shenyang Digital Town project	6 March 2023	30 April 2027	2,529,110,000.00	1,295,653,963.00			54,787,780.33	1,350,441,743.33	3,964,642.78	3,503,687.78	Bank loans
Others				41,895,841.70			1,942,381.40	43,838,223.10			Others
Total	--	--	16,805,380,000.00	11,174,583,667.43			486,866,068.35	11,661,449,735.78	445,241,752.33	73,879,963.23	--

Disclose main items of “Developing properties” in the following format:

Unit: RMB

Project name	Time of completion	Beginning balance	Increase for the current period	Decrease for the current period	Ending balance	Accumulated amount of interest capitalization	Of which: amount of capitalized interests for the current period
SZPRD-Langqiao International	1 December 2012	3,447,316.75			3,447,316.75	83,077,702.96	
SZPRD-Hupan Yujing Phase I	1 June 2015	30,141,708.92		91,874.94	30,049,833.98		
SZPRD-Banshan Yujing Phase II	12 January 2022	3,536,989.41		57,501.95	3,479,487.46	10,446,911.43	
SZPRD-Songhu Langyuan	1 July 2017	23,046,940.03		305,308.44	22,741,631.59	27,205,315.95	
SZPRD-Hupan Yujing Phase II	1 November 2017	30,279,330.78		31,292.87	30,248,037.91	30,539,392.65	
SZPRD-Golden Collar's Resort	1 December 2019	36,946,480.83			36,946,480.83		
SZPRD-Fuchang Garden Phase II (Fuhui Huayuan)	15 May 2023	4,951,526.83			4,951,526.83		
International Trade Center Plaza	1 December 1995	4,839,083.10			4,839,083.10	26,385,636.29	
Huangyuyuan A Area	1 June 2001	790,140.58			790,140.58		
Podium Building of Fuchang Building	1 November 1999	645,532.65			645,532.65		
Other items		2,551,428.03			2,551,428.03		
Total		141,176,477.91		485,978.20	140,690,499.71	177,654,959.28	

Classification of “Developing properties with the collection of payments in installments”, “Renting developing properties” and “Temporary Housing”:

Unit: RMB

Project name	Beginning balance	Increase for the current period	Decrease for the current period	Ending balance
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**(2) Data Resources Recognized as Inventory**

Unit: RMB

Item	Purchased data resources	Self-processed data resources	Data resources acquired by other means	Total
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**(3) Falling Price Reserves of Inventory and Impairment Reserves for Contract Performance Costs**

Disclosure of falling provision withdrawal of inventory in the following format:

Classification by nature:

Unit: RMB

Item	Beginning balance	Increased amount of the current period		Decreased amount for the current period		Ending balance	Notes
		Withdrawal	Others	Transferred-back or charged-off	Others		
R&D expenses	218,824,035.97					218,824,035.97	
Raw materials	915,223.04	5,858.65				921,081.69	
Inventory goods	2,094,300.39					2,094,300.39	
Total	221,833,559.40	5,858.65				221,839,418.05	

Classification by nature:

Unit: RMB

Project name	Beginning balance	Increased amount of the current period		Decreased amount for the current period		Ending balance	Notes
		Withdrawal	Others	Transferred-back or charged-off	Others		
Land of Hongqi Town, Haikou	6,648,404.13					6,648,404.13	
Humen Sea Bay project	187,141,155.12					187,141,155.12	
Shenyang Digital Town project	25,034,476.72					25,034,476.72	
Total	218,824,035.97					218,824,035.97	

**(4) Notes to the Ending Balance of Inventories Including Capitalized Borrowing Expense**

Project name	Period-begin	Current period	Carry-over in current period	Period-end
SZPRD-Golden Collar's Resort	264,266.89			264,266.89
Lanhu Shidai project	357,489,702.39	59,248,896.84		416,738,599.23
SZPRD-Langqiao International	2,971,986.54			2,971,986.54
SZPRD-Hupan Yujing Phase I	1,249,515.42		10,968.29	1,238,547.13
Humen Sea Bay project	9,600,985.30	7,315,887.35		16,916,872.65

Guangming Yutang Shangfu project	3,810,146.41	3,811,491.26		7,621,637.67
Shenyang Digital Town project	460,955.00	3,503,687.78		3,964,642.78
<b>Total</b>	<b>375,847,557.95</b>	<b>73,879,963.23</b>	<b>10,968.29</b>	<b>449,716,552.89</b>

## (5) Inventory Restrictions

Disclosing restricted inventory by project:

Unit: RMB

Project name	Beginning balance	Ending balance	Reason for restriction
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## 11. Held-for-sale Assets

Unit: RMB

Item	Ending carrying amount	Impairment provision	Ending carrying amount	Fair value	Estimated disposal expense	Estimated disposal time
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Other notes:

## 12. Current Portion of Non-current Assets

Unit: RMB

Item	Ending balance	Beginning balance
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### (1) Investments in Debt Obligations Due within One Year

Applicable Not applicable

### (2) Other Investments in Debt Obligations Due within One Year

Applicable Not applicable

## 13. Other Current Assets

Unit: RMB

Item	Ending balance	Beginning balance
Prepaid VAT	28,437,951.59	22,096,062.08
Deducted input tax	129,794,168.60	97,304,885.00
Prepaid income tax	9,151,196.72	4,608,593.92
Prepaid land VAT	1,267,494.29	862,126.84
Prepaid urban construction tax	2,251,854.27	1,692,524.35
Prepaid education surcharge	1,253,660.84	1,208,945.98
Immediate rebate of receivable software sales VAT	1,687.34	1,687.34
<b>Total</b>	<b>172,158,013.65</b>	<b>127,774,825.51</b>

Other notes:

**14. Investments in Debt Obligations****(1) List of Investments in Debt Obligations**

Unit: RMB

Item	Ending balance			Beginning balance		
	Carrying amount	Impairment provision	Carrying value	Carrying amount	Impairment provision	Carrying value

Changes in the impairment provision for investments in debt obligations during the current period

Unit: RMB

Item	Beginning balance	Increase for the current period	Decrease for the current period	Ending balance
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**(2) Significant Investments in Debt Obligations at the Period-end**

Significant Investments in Debt Obligations

Unit: RMB

Item	Ending balance					Beginning balance				
	Par value	Coupon rate	Actual interest rate	Maturity date	Overdue principal	Par value	Coupon rate	Actual interest rate	Maturity date	Overdue principal

**(3) Status of Accrued Depreciation Reserves**

Unit: RMB

Bad debt provision	First stage	Second stage	Third stage	Total
	Expected credit loss in the next 12 months	Expected loss in the duration (credit impairment not occurred)	Expected loss in the duration (credit impairment occurred)	
Balance of 1 January 2024 in the current period				

The basis for the division of each stage and the withdrawal proportion of bad debt provision

**(4) Status of Investments in Debt Obligations Written-off in Current Period**

Unit: RMB

Item	Written-off amount
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Of which the verification of significant investments in debt obligations

Notes to verification of investments in debt obligations:

Changes of carrying amount with significant amount changed of loss provision in the current period

Applicable Not applicable

Other notes:

**15. Other Investments in Debt Obligations****(1) List of Other Investments in Debt Obligations**

Unit: RMB

Item	Beginning balance	Accrued interest	Interest adjustment	Change in fair value in the reporting period	Ending balance	Cost	Accumulated changes in fair value	Accumulated impairment provision recognized in other comprehensive income	Notes
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Changes in the impairment provision for other investments in debt obligations during the current period

Unit: RMB

Item	Beginning balance	Increase for the current period	Decrease for the current period	Ending balance
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### (2) Significant Other Investments in Debt Obligations at the Period-end

Unit: RMB

Item	Ending balance					Beginning balance				
	Par value	Coupon rate	Actual interest rate	Maturity date	Overdue principal	Par value	Coupon rate	Actual interest rate	Maturity date	Overdue principal

### (3) Status of Accrued Depreciation Reserves

Unit: RMB

Bad debt provision	First stage	Second stage	Third stage	Total
	Expected credit loss in the next 12 months	Expected loss in the duration (credit impairment not occurred)	Expected loss in the duration (credit impairment occurred)	
Balance of 1 January 2024 in the current period				

The basis for the division of each stage and the withdrawal proportion of bad debt provision

### (4) Status of Other Investments in Debt Obligations Written-off in Current Period

Unit: RMB

Item	Written-off amount
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Of which the verification of significant other investments in debt obligations

Notes to verification of other investments in debt obligations:

Changes of carrying amount with significant amount changed of loss provision in the current period

Applicable Not applicable

Other notes:

## 16. Other Equity Instrument Investment

Unit: RMB

Project name	Beginning balance	Gains recorded in other comprehensive	Losses recorded in other comprehensive	Accumulative gains recorded in other comprehensive	Accumulative losses recorded in other	Dividend income recognized in current	Ending balance	Reason for assigning to measure in fair value of which
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		income in the current period	income in the current period	income in the current period	comprehensive income in the current period	year		changes included other comprehensive income
Gintian Industry (Group) Co., Ltd.	636,926.20		203,351.55		3,039,220.03		437,618.97	
Total	636,926.20		203,351.55		3,039,220.03		437,618.97	

There is derecognition in the current period

Unit: RMB

Project name	Accumulative gains transferred in retained earnings	Accumulative losses transferred in retained earnings	Reason for derecognition
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Non-trading equity instrument investment in the Current Period disclosed by items

Unit: RMB

Project name	Dividend income recognized	Accumulative gains	Accumulative losses	Amount of other comprehensive income transferred to retained earnings	Reason for assigning to measure in fair value of which changes included other comprehensive income	Reason for other comprehensive income transferred to retained earnings
Gintian Industry (Group) Co., Ltd.			3,152,737.34			

Other notes:

## 17. Long-term Receivables

### (1) List of Long-term Receivables

Unit: RMB

Item	Ending balance			Beginning balance			Interval of discount rate
	Carrying amount	Bad debt provision	Carrying value	Carrying amount	Bad debt provision	Carrying value	

### (2) Disclosure by Withdrawal Methods for Bad Debts

Unit: RMB

Category	Ending balance					Beginning balance				
	Carrying amount		Bad debt provision		Carrying value	Carrying amount		Bad debt provision		Carrying value
	Amount	Proportion	Amount	Withdrawal proportion		Amount	Proportion	Amount	Withdrawal proportion	
Of which:										
Of which:										

Withdrawal of bad debt provision by adopting the general mode of expected credit loss

Unit: RMB

Bad debt provision	First stage	Second stage	Third stage	Total
	Expected credit loss in the next 12 months	Expected loss in the duration (credit impairment not occurred)	Expected loss in the duration (credit impairment occurred)	
Balance of 1 January 2024 in the current period				

The basis for the division of each stage and the withdrawal proportion of bad debt provision

### (3) Bad Debt Provision Withdrawal, Reversed or Recovered in the Current Period

Unit: RMB

Category	Beginning balance	Changes in the current period				Ending balance
		Withdrawal	Reversed or recovered	Charged-off/Written-off	Others	

Of which the bad debt provision recovered or transferred-back with significant amount during the current period:

Unit: RMB

Name of the entity	Amount reversed or recovered	Reason for reversal	Way of recovery	Basis and rationality of determining the original withdrawal proportion of bad debt provision
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Other notes:

### (4) Status of Long-term Receivables Written-off in Current Period

Unit: RMB

Item	Written-off amount
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Of which the verification of significant long-term receivables:

Unit: RMB

Name of the entity	Nature	Written-off amount	Reason for verification	Verification procedures performed	Whether occurred because of related-party transactions
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Notes to the verification of long-term receivables:

## 18. Long-term Equity Investment

Unit: RMB

Investee	Beginning balance (carrying value)	Beginning balance of depreciation reserve	Increase/decrease for the current period								Ending balance (Carrying value)	Ending balance of depreciation reserve	
			Additional investment	Reduced investment	Gains and losses recognized under the equity method	Adjustment of other comprehensive income	Changes of other equity	Cash bonus or profits announced to issue	Withdrawal of impairment provision	Others			
<b>I. Joint ventures</b>													
Shenzhen Real Estate Jifa Warehousing Co., Ltd.	48,065,818.50				933,160.15							48,998,978.65	
Tian'an International Building Property Management Company of Shenzhen	7,050,937.34				- 606,242.79							6,444,694.55	
<b>Subtotal</b>	<b>55,116,755.84</b>				<b>326,917.36</b>							<b>55,443,673.20</b>	
<b>II. Associated enterprises</b>													
Shenzhen Wufang Ceramics Industrial Co., Ltd.	18,983,614.14											18,983,614.14	18,983,614.14
Shenzhen Kangfu Health Products Co., Ltd.	165,000.00											165,000.00	165,000.00



Shenzhen Xinghao Imitation Porcelain Co., Ltd.	756,670.68										756,670.68	756,670.68
Shenzhen Social Welfare Company Fuda Electronics Factory	326,693.24										326,693.24	326,693.24
Shenzhen Fulong Industry Development Co., Ltd.	1,684,350.00										1,684,350.00	1,684,350.00
Haonianhua Hotel	2,733,570.05										2,733,570.05	2,733,570.05
Shenzhen Education Fund Longhua Investment	500,000.00										500,000.00	500,000.00
Shenzhen Kangle Sports Club Huangfa Branch	540,060.00										540,060.00	540,060.00
Dankeng Village Plants of Fumin in Guanlan Town, Shenzhen City	1,168,973.20										1,168,973.20	1,168,973.20
Shenzhen Bull Entertainment Co., Ltd.	500,000.00										500,000.00	500,000.00
Shenzhen Lianhua Caitian Property Management Co., Ltd.	1,475,465.91										1,475,465.91	1,475,465.91
Shenzhen Yangyuan Industrial Co., Ltd.	1,030,000.00										1,030,000.00	1,030,000.00
Jiakai Feng Co., Ltd. Bao'an Company	600,000.00										600,000.00	600,000.00
Guiyuan Garage	350,000.00										350,000.00	350,000.00
Shenzhen Wuweiben Roof Greening Co., Ltd.	500,000.00										500,000.00	500,000.00
Shenzhen Yuanping Plastic Steel Doors Co., Ltd.	240,000.00										240,000.00	240,000.00
Shenzhen Youfang Printing Co., Ltd.	100,000.00										100,000.00	100,000.00
Shenzhen Lusheng Industrial Development Co., Ltd.	100,000.00										100,000.00	100,000.00
CSCEC Intelligent Parking Technology Co., Ltd.	28,940,994.71					85,825.17					29,026,819.88	
Subtotal	60,695,391.93					85,825.17					60,781,217.10	31,754,397.22
Total	115,812,147.77					412,742.53					116,224,890.30	31,754,397.22

The recoverable amount is determined based on the net amount of the fair value minus disposal costs

Applicable Not applicable

The recoverable amount is determined by the present value of the forecasted future cash flow.

Applicable Not applicable

The reason for the discrepancy between the foregoing information and the information used in the impairment tests in prior years or external information

The reason for the discrepancy between the information used in the Company's impairment tests in prior years and the actual situation of those years

Other notes:

**19. Other Non-current Financial Assets**

Unit: RMB

Item	Ending balance	Beginning balance
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Other notes:

**20. Investment Property****(1) Investment Property Adopting the Cost Measurement Mode**Applicable Not applicable

Unit: RMB

Item	Houses and buildings	Land use right	Construction in progress	Total
I. Original carrying value				
1. Beginning balance	882,419,576.87	14,495,902.20	37,192,716.83	934,108,195.90
2. Increased amount for the current period	5,245,987.27			5,245,987.27
(1) Outsourcing				
(2) Transfer from inventory/fixed assets/construction in progress	5,245,987.27			5,245,987.27
(3) Business combination increase				
3. Decreased amount for the current period	-127,364.77			-127,364.77
(1) Disposal				
(2) Other transfer				
(3) Exchange adjustment	-127,364.77			-127,364.77
4. Ending balance	887,792,928.91	14,495,902.20	37,192,716.83	939,481,547.94
II. Accumulative depreciation and accumulative amortization				
1. Beginning balance	503,887,262.40	13,360,585.89	30,049,547.14	547,297,395.43
2. Increased amount for the current period	19,829,178.06		2,761,171.10	22,590,349.16
(1) Withdrawal or amortization	14,845,490.20		2,761,171.10	17,606,661.30
(2) Others	4,983,687.86			4,983,687.86
3. Decreased amount for the current period	-120,996.53			-120,996.53
(1) Disposal				
(2) Other transfer				
(3) Exchange adjustment	-120,996.53			-120,996.53
4. Ending balance	523,837,436.99	13,360,585.89	32,810,718.24	570,008,741.12
III. Depreciation reserves				
1. Beginning balance				
2. Increased amount for				

the current period				
(1) Withdrawal				
3. Decreased amount for the current period				
(1) Disposal				
(2) Other transfer				
4. Ending balance				
IV. Carrying value				
1. Ending carrying value	363,955,491.92	1,135,316.31	4,381,998.59	369,472,806.82
2. Beginning carrying value	378,532,314.47	1,135,316.31	7,143,169.69	386,810,800.47

The recoverable amount is determined based on the net amount of the fair value minus disposal costs

Applicable Not applicable

The recoverable amount is determined by the present value of the forecasted future cash flow.

Applicable Not applicable

The reason for the discrepancy between the foregoing information and the information used in the impairment tests in prior years or external information

The reason for the discrepancy between the information used in the Company's impairment tests in prior years and the actual situation of those years

Other notes:

## (2) Investment Property Adopting the Fair Value Measurement Mode

Applicable Not applicable

The Company shall comply with the disclosure requirements for the “real estate industry” in the Self-regulatory Guidelines No. 3 for Companies Listed on Shenzhen Stock Exchange - Industry Information Disclosure

Investment properties measured in fair value by project disclosure:

Unit: RMB

Item	Location	Time of completion	Construction area (m <sup>2</sup> )	Lease income during this Reporting Period	Beginning fair value	Ending fair value	Range of fair value changes	Reason for fair value changes and report index
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Whether the Company has new investment properties in construction period measured in fair value

Yes No

Whether the Company has new investment properties measured in fair value

Yes No

## (3) Projects Converted to Investment Properties and Measured at Fair Value

Unit: RMB

Item	Accounting item before conversion	Amount	Reason for conversion	Approval procedures	Impact on gain and loss	Impact on other comprehensive income
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**(4) Investment Property Failed to Accomplish Certification of Property**

Unit: RMB

Item	Carrying value	Reason
507 Unit, Block No. 6, Maguling	22,024.31	The house is used for property management, once occupied by the third party, a property management company, now has been recovered, but hasn't handled the warrant yet.
Meilin land [Note 1]		Obtained after the success in the last instance in 2017, relevant certifications of property are in the procedure
Total	22,024.31	

Other notes:

[Note 1]: As at 30 June 2024, the original carrying value of Meilin land was RMB3,885,469.40, the accumulated accrued depreciation was RMB3,885,469.40, and the carrying value was RMB0.

**21. Fixed Assets**

Unit: RMB

Item	Ending balance	Beginning balance
Fixed assets	58,895,644.84	66,436,408.90
Total	58,895,644.84	66,436,408.90

**(1) List of Fixed Assets**

Unit: RMB

Item	Houses and buildings	Machinery equipment	Transportation equipment	Decoration of the fixed assets	Other equipment	Total
I. Original carrying value:						
1. Beginning balance	124,427,233.56	6,309,068.92	19,351,344.14	37,737,995.88	58,465,847.17	246,291,489.67
2. Increased amount for the current period		192,521.86	371,478.52		1,328,605.31	1,892,605.69
(1) Purchase		192,521.86	371,478.52		1,328,605.31	1,892,605.69
(2) Transfer from construction in progress						
(3) Business combination increase						
3. Decreased amount for the current period	5,242,087.27		892,338.43		1,062,773.29	7,197,198.99
(1) Disposal or scrap			892,338.43		1,062,773.29	1,955,111.72
(2) Exchange adjustment	-3,900.00					-3,900.00
Others	5,245,987.27					5,245,987.27
4. Ending balance	119,185,146.29	6,501,590.78	18,830,484.23	37,737,995.88	58,731,679.19	240,986,896.37
II. Accumulative depreciation						
1. Beginning balance	95,205,368.96	2,973,487.60	14,751,415.52	26,131,133.38	40,717,958.15	179,779,363.61

2. Increased amount for the current period	1,014,787.25	350,993.62	756,945.44	3,743,298.06	3,197,543.77	9,063,568.14
(1) Withdrawal	1,014,787.25	350,993.62	756,945.44	3,743,298.06	3,197,543.77	9,063,568.14
3. Decreased amount for the current period	4,981,094.36		850,842.65		995,460.37	6,827,397.38
(1) Disposal or scrap			850,842.65		995,460.37	1,846,303.02
(2) Exchange adjustment	-2,593.50					-2,593.50
Others	4,983,687.86					4,983,687.86
4. Ending balance	91,239,061.85	3,324,481.22	14,657,518.31	29,874,431.44	42,920,041.55	182,015,534.37
III. Depreciation reserves						
1. Beginning balance					75,717.16	75,717.16
2. Increased amount for the current period						
(1) Withdrawal						
3. Decreased amount for the current period						
(1) Disposal or scrap						
4. Ending balance					75,717.16	75,717.16
IV. Carrying value						
1. Ending carrying value	27,946,084.44	3,177,109.56	4,172,965.92	7,863,564.44	15,735,920.48	58,895,644.84
2. Beginning carrying value	29,221,864.60	3,335,581.32	4,599,928.62	11,606,862.50	17,672,171.86	66,436,408.90

**(2) List of Temporarily Idle Fixed Assets**

Unit: RMB

Item	Original carrying value	Accumulated depreciation	Impairment provision	Carrying value	Notes
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**(3) Fixed Assets Leased out by Operation Lease**

Unit: RMB

Item	Ending carrying amount
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**(4) Fixed Assets Failed to Accomplish Certification of Property**

Unit: RMB

Item	Carrying value	Reason
Room 401, 402, Sanxiang Business Building Office Building	537,118.28	The office building will be removed due to the project adjustment and a high-rise office building will be established nearby the present address. The existing property shall be replaced after the completion of the new office building. Thus, the certification of the property is failed to transact.

Other notes:

**(5) Impairment Test of Fixed Assets**□Applicable Not applicable**(6) Proceeds from Disposal of Fixed Assets**

Unit: RMB

Item	Ending balance	Beginning balance
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Other notes:

**22. Construction in Progress**

Unit: RMB

Item	Ending balance	Beginning balance
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**(1) List of Construction in Progress**

Unit: RMB

Item	Ending balance			Beginning balance		
	Carrying amount	Impairment provision	Carrying value	Carrying amount	Impairment provision	Carrying value

**(2) Changes in Significant Construction in Progress during the Current Period**

Unit: RMB

Project name	Budget	Beginning balance	Increased amount of the current period	Transferred in fixed assets	Other decreased amount for the current period	Ending balance	Proportion of accumulated investment in constructions to budget	Job schedule	Accumulated amount of interest capitalization	Of which: amount of capitalized interests for the current period	Capitalization rate of interests for the current period	Capital resources
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**(3) List of the Withdrawal of the Depreciation Reserves for Construction in Progress**

Unit: RMB

Item	Beginning balance	Increase for the current period	Decrease for the current period	Ending balance	Reason for withdrawal
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Other notes:

**(4) Impairment Test of Construction in Progress**□Applicable Not applicable**(5) Engineering Materials**

Unit: RMB

Item	Ending balance			Beginning balance		
	Carrying amount	Impairment provision	Carrying value	Carrying amount	Impairment provision	Carrying value

Other notes:

**23. Right-of-use Assets****(1) List of Right-of-use Assets**

Unit: RMB

Item	Houses and buildings	Total
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I. Original carrying value		
1. Beginning balance	56,060,905.86	56,060,905.86
2. Increased amount for the current period	2,421,042.42	2,421,042.42
(1) New Leases	2,421,042.42	2,421,042.42
3. Decreased amount for the current period	759,438.42	759,438.42
(1) Terminated Leases	759,438.42	759,438.42
4. Ending balance	57,722,509.86	57,722,509.86
II. Accumulative depreciation		
1. Beginning balance	32,544,109.64	32,544,109.64
2. Increased amount for the current period	5,989,672.69	5,989,672.68
(1) Withdrawal	5,989,672.69	5,989,672.68
3. Decreased amount for the current period	1,443,739.38	1,443,739.38
(1) Disposal		
(2) Terminated Leases	1,443,739.38	1,443,739.38
4. Ending balance	37,090,042.95	37,090,042.94
III. Depreciation reserves		
1. Beginning balance		
2. Increased amount for the current period		
(1) Withdrawal		
3. Decreased amount for the current period		
(1) Disposal		
4. Ending balance		
IV. Carrying value		
1. Ending carrying value	20,632,466.91	20,632,466.91
2. Beginning carrying value	23,516,796.22	23,516,796.22

**(2) Impairment Test of Right-of-use Assets**

Applicable  Not applicable

Other notes:

**24. Intangible Assets****(1) List of Intangible Assets**

Unit: RMB

Item	Land use right	Patent right	Non-patent technologies	Software use rights	Total
I. Original carrying value					
1. Beginning balance				3,060,312.13	3,060,312.13
2. Increased amount for the current period					

(1) Purchase					
(2) Internal R&D					
(3) Business combination increase					
3. Decreased amount for the current period					
(1) Disposal					
4. Ending balance				3,060,312.13	3,060,312.13
II. Accumulated amortization					
1. Beginning balance				2,170,510.99	2,170,510.99
2. Increased amount for the current period				143,544.55	143,544.55
(1) Withdrawal				143,544.55	143,544.55
3. Decreased amount for the current period					
(1) Disposal					
4. Ending balance				2,314,055.54	2,314,055.54
III. Depreciation reserves					
1. Beginning balance					
2. Increased amount for the current period					
(1) Withdrawal					
3. Decreased amount for the current period					
(1) Disposal					
4. Ending balance					
IV. Carrying value					
1. Ending carrying value				746,256.59	746,256.59
2. Beginning carrying value				889,801.14	889,801.14

The proportion of intangible assets formed from the internal R&D of the Company at the Period-end to the ending balance of intangible assets

## (2) Data Resources Recognized as Intangible Assets

Unit: RMB

Item	Purchased data resources	Self-processed data resources	Data resources acquired by other means	Total



**(3) Land Use Right Failed to Accomplish Certification of Property**

Unit: RMB

Item	Carrying value	Reason
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Other notes:

**(4) Impairment Test of Intangible Assets**□Applicable Not applicable**25. Goodwill****(1) Original Carrying Value of Goodwill**

Unit: RMB

Name of the invested units or events generating goodwill	Beginning balance	Increase for the current period		Decrease for the current period		Ending balance
		Formed by business combination		Disposal		
Shenzhen Facility Management Community Technology Co., Ltd.	9,446,847.38					9,446,847.38
<b>Total</b>	<b>9,446,847.38</b>					<b>9,446,847.38</b>

**(2) Depreciation Reserves of Goodwill**

Unit: RMB

Name of the invested units or events generating goodwill	Beginning balance	Increase for the current period		Decrease for the current period		Ending balance
		Withdrawal		Disposal		
<b>Total</b>						

**(3) Information on the Assets Groups or Combination of Assets Groups which Goodwill Belongs to**

Name	Composition and basis of the asset group or combination of asset groups to which it belongs	Operating segment to which it belongs and basis	Whether it is consistent with that of the prior years
Shenzhen Facility Management Community Technology Co., Ltd.	Groups or combinations of groups of assets that are capable of generating cash flows independently, taking into account the ability to benefit from the synergies of the business combination and the way in which management manages or monitors the production and operating activities.	Property management, supporting services	Yes

Changes in the assets group or combination of assets groups

Name	Composition before the change	Composition after the change	Objective facts leading to the change and their basis
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Other notes:

**(4) Specific Method of Determining the Recoverable Amount**

The recoverable amount is determined based on the net amount of the fair value minus disposal costs

Applicable Not applicable

The recoverable amount is determined by the present value of the forecasted future cash flow.

Applicable Not applicable

Unit: RMB

Item	Carrying value	Recoverable amount	Impairment amount	Number of years of the forecast period	Key parameters of the forecast period	Key parameters of the stable period	Basis of determining the key parameters of the stable period
Shenzhen Facility Management Community Technology Co., Ltd.	61,791,091.57	62,840,960.59		5	Revenue growth rate of 1%-8%, discount rate of 12.53%	No growth	Determined based on prudence
Total	61,791,091.57	62,840,960.59					

The reason for the discrepancy between the foregoing information and the information used in the impairment tests in prior years or external information

The reason for the discrepancy between the information used in the Company's impairment tests in prior years and the actual situation of those years

**(5) Completion of Commitments to Results and Corresponding Goodwill Impairment**

When goodwill is formed, there is a commitment to the results and the reporting period or the period preceding the reporting period is within the commitment period

Applicable Not applicable

Unit: RMB

Item	Completion of the commitment to results						Amount of goodwill impairment	
	Current period			Previous period			Current period	Previous period
	Committed results	Actual results	Completion rate	Committed results	Actual results	Completion rate		

Other notes:

In May 2021, Shenzhen Wuhe Industry Investment Development Co., Ltd. (hereinafter referred to as "Wuhe Company"), a subsidiary of the Company, acquired 35% of the equity of Shenzhen Facility Management Community Technology Co., Ltd. (hereinafter referred to as "FMC") through acquisition of equity and directional capital increase. Pursuant to the equity acquisition cooperation framework agreement entered into between Wuhe Company and the original shareholders, FMC and its original shareholders undertook that the FMC's operating revenue growth ratio or net profit for the years from 2021 to 2023 would reach the target value agreed upon in the agreement, and that Wuhe Company would conduct an assessment of its operating performance for a period of three years. As at the Reporting Date, the performance assessment has not yet been completed, and therefore it is not possible to assess its fulfillment for the time being.

**26. Long-term Prepaid Expense**

Unit: RMB

Item	Beginning balance	Increased amount of the current period	Amortization amount of the current period	Other decreased amount	Ending balance
Decoration fee	21,510,397.88	5,192,601.06	3,877,212.20		22,825,786.74
Total	21,510,397.88	5,192,601.06	3,877,212.20		22,825,786.74

Other notes:

## 27. Deferred Income Tax Assets/Deferred Income Tax Liabilities

### (1) Deferred Income Tax Assets Had Not Been Off-set

Unit: RMB

Item	Ending balance		Beginning balance	
	Deductible temporary differences	Deferred income tax assets	Deductible temporary differences	Deferred income tax assets
Provision for impairment of assets	112,902,599.61	25,176,999.15	95,315,243.86	21,090,356.76
Internal unrealized profit	437,189,845.32	109,297,461.33	437,266,319.66	109,316,579.92
Deductible losses	687,671,283.11	171,384,897.38	607,016,948.61	151,737,271.44
Accrued land VAT	3,910,861,453.17	977,715,363.30	3,911,198,870.69	977,799,717.67
Estimated profit calculated at pre-sale revenue of property enterprises	30,828,336.53	7,707,084.13	32,620,985.74	8,155,246.44
Other accrued expenses	7,740,277.84	1,935,069.46	7,694,020.20	1,923,505.05
Lease Liabilities	23,554,354.22	5,672,178.94	26,502,156.29	6,417,709.55
Total	5,210,748,149.80	1,298,889,053.69	5,117,614,545.05	1,276,440,386.83

### (2) Deferred Income Tax Liabilities Had Not Been Off-set

Unit: RMB

Item	Ending balance		Beginning balance	
	Taxable temporary difference	Deferred income tax liabilities	Taxable temporary difference	Deferred income tax liabilities
The carrying value of fixed assets was larger than the tax basis	572,662.68	143,165.67	704,413.18	176,103.29
Right-of-use Assets	20,632,466.91	4,472,117.82	23,516,796.22	5,686,176.41
Total	21,205,129.59	4,615,283.49	24,221,209.40	5,862,279.70

### (3) Deferred Income Tax Assets or Liabilities Had Been Off-set Listed in Net Amount

Unit: RMB

Item	Ending off-set amount of deferred income tax assets and liabilities	Ending balance of deferred income tax assets and liabilities	Beginning off-set amount of deferred income tax assets and liabilities	Beginning balance of deferred income tax assets and liabilities
Deferred income tax assets		1,298,889,053.69		1,276,440,386.83
Deferred income tax liabilities		4,615,283.49		5,862,279.70

### (4) List of Unrecognized Deferred Income Tax Assets

Unit: RMB

Item	Ending balance	Beginning balance
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Deductible temporary differences	262,075,625.99	261,260,204.35
Deductible losses	134,570,273.53	254,378,951.24
Total	396,645,899.52	515,639,155.59

**(5) Deductible Losses of Unrecognized Deferred Income Tax Assets will Due in the Following Years**

Unit: RMB

Year	Ending amount	Beginning amount	Notes
2024		124,895,242.05	The deductible losses of 2019
2025	22,711,013.85	22,711,013.85	The deductible losses of 2020
2026	14,238,807.00	14,238,807.00	The deductible losses of 2021
2027	81,285,680.12	81,285,680.12	The deductible losses of 2022
2028	11,248,208.22	11,248,208.22	The deductible losses of 2023
2029	5,086,564.34		The deductible losses of 2024
Total	134,570,273.53	254,378,951.24	

Other notes:

**28. Other Non-current Assets**

Unit: RMB

Item	Ending balance			Beginning balance		
	Carrying amount	Impairment provision	Carrying value	Carrying amount	Impairment provision	Carrying value
Prepayment for purchase of fixed assets, investment properties and intangible assets	2,147,938.26		2,147,938.26	870,062.16		870,062.16
Others [note 1]	2,635,093.77		2,635,093.77	2,635,093.77		2,635,093.77
Total	4,783,032.03		4,783,032.03	3,505,155.93		3,505,155.93

Other notes:

[Note 1]: The amount is mainly the registered asset of investment property, as the assets relate to the subsequent pending transfer of relocated properties for the shanty town renovation of Chuanbujie, and the term exceeds one year.

**29. Assets with Restricted Ownership or Right of Use**

Unit: RMB

Item	Period-end				Period-beginning			
	Carrying amount	Carrying value	Type of restriction	Status of restriction	Carrying amount	Carrying value	Type of restriction	Status of restriction
Monetary capital	18,366,170.50	18,366,170.50	Frozen	Note 1 - Note 8	15,659,341.60	15,659,341.60	Frozen	Margin, security deposit, interest on time deposit, and judicially frozen funds

Land use right of phase II plot for Lanhu Shidai project	245,938,885.00	245,938,885.00	Mortgaged	Note 9	381,246,103.00	381,246,103.00	Mortgaged	Note 9
Land use right of D plot for Shenyang Digital Town project in Yangzhou	258,390,000.00	258,390,000.00	Mortgaged	Note 10				
Total	522,695,055.50	522,695,055.50			396,905,444.60	396,905,444.60		

Other notes:

[Note 1]: In terms of monetary assets with restricted right to use at the period-end, there was RMB2,200,000.00 as the banker's letter of margin for Shenzhen Shenfubao Property Development Co., Ltd., a subsidiary of the Company.

[Note 2]: In terms of monetary assets with restricted right to use at the period-end, there was RMB3,000,000.00 in the subsidiary company Shenzhen Facility Management Community Technology Co., Ltd. blocked by the court due to pre-litigation preservation for contract disputes.

[Note 3]: In terms of monetary assets with restricted right to use at the period-end, there was a loan deposit of RMB1,134,757.40 provided as mortgage loan guarantees for commercial housing purchasers and paid by the Company as a real estate developer according to real estate business practices.

[Note 4]: In terms of monetary assets with restricted right to use at the period-end, there was RMB11,881,338.63 of interest on time deposit accrued at the period-end.

[Note 5]: In terms of monetary assets with restricted right to use at the period-end, there was RMB129,003.62 in the account of the subsidiary company Shenzhen Property Engineering and Construction Supervision Co., Ltd. The account was in a receiving-only status because the legal person change formalities had not been completed by the period-end.

[Note 6]: In terms of monetary assets with restricted right to use at the period-end, there was a deposit for POS of RMB1,500.00 in the Shandong Shengguomao Real Estate Management Co., Ltd.

[Note 7]: In terms of monetary assets with restricted right to use at the period-end, there was a deposit for POS of RMB1,000.00 in the Shenzhen Shenfubao Property Development Co., Ltd, a subsidiary of the Company

[Note 8]: In terms of monetary assets with restricted right to use at the period-end, there was RMB18,570.85 of blocked fund in a labour disputes arbitration case for Shenzhen Free Trade Zone Security Service Co., Ltd., a subsidiary of the Company.

[Note 9]: With the needs of routine business operations, the Company applied for a loan from Shenzhen Branch of Industrial Bank, using the land use right of the Phase II plot for Lanhu Shidai project as a pledge. The loan term is from 17 March 2023 to 17 March 2026, with a floating interest rate.

[Note 10]: With the needs of routine business operations, the Company applied for a loan from Yangzhou Branch of Agricultural Bank of China, using the land use right of D plot for D plot for Shenyang Digital Town project in Yangzhou as a pledge. The loan term is from 19 January 2024 to 18 January 2029, with a floating interest rate.

### 30. Short-term Borrowings

#### (1) Category of Short-term Borrowings

Unit: RMB

Item	Ending balance	Beginning balance
Credit loan	50,036,250.00	230,915,000.00
Total	50,036,250.00	230,915,000.00

Notes of the category for short-term loans:

The credit borrowings at the period-end were used for the daily operation of Shenzhen ITC Technology Park Service Co., Ltd., a subsidiary of the Company, with the duration from 1 December 2023 to 29 November 2024.

**(2) List of the Short-term Borrowings Overdue but not Returned**

The amount of the overdue unpaid short-term borrowings at the period-end was RMB0.00, of which the significant overdue unpaid short-term borrowings are as follows:

Unit: RMB

Entity	Ending balance	Interest rate	Overdue time	Overdue charge rate
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Other notes:

**31. Trading Financial Liabilities**

Unit: RMB

Item	Ending balance	Beginning balance
Of which:		
Of which:		

Other notes:

**32. Derivative Financial Liabilities**

Unit: RMB

Item	Ending balance	Beginning balance
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Other notes:

**33. Notes Payable**

Unit: RMB

Category	Ending balance	Beginning balance
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The total amount of notes payable that are due but unpaid amounted to RMBXXX at the end of the current period. And the reasons why they are due but not paid are XXX

**34. Accounts Payable****(1) List of Accounts Payable**

Unit: RMB

Item	Ending balance	Beginning balance
Engineering construction expense payable	369,851,850.02	540,851,975.20
Estimated payables	45,475,294.04	40,980,345.76
Others	82,320,433.22	81,036,738.63
Total	497,647,577.28	662,869,059.59

**(2) Significant Accounts Payable Aging over One Year or Overdue**

Unit: RMB

Item	Ending balance	Unpaid/Un-carry-over reason
Shenzhen Municipal Bureau of Planning and Land	25,000,000.00	Historical problems
China Construction No.3 Bureau No.2	19,160,962.25	Failure to reach the payment deadline for

Construction Engineering Co., Ltd.		project funds
China Construction Fourth Engineering Division Corp., Ltd.	12,017,672.93	Unsettled
Shenzhen Qianhai Advanced Information Service Co., Ltd.	7,126,060.00	Unsettled
Total	63,304,695.18	

Other notes:

### 35. Other Payables

Unit: RMB

Item	Ending balance	Beginning balance
Interest payable	0.00	0.00
Dividends payable	12,202,676.04	12,202,676.04
Other payables	1,144,188,819.28	1,205,100,618.21
Total	1,156,391,495.32	1,217,303,294.25

#### (1) Interest Payable

Unit: RMB

Item	Ending balance	Beginning balance
Total	0.00	0.00

List of the significant overdue unpaid interest:

Unit: RMB

Entity	Overdue amount	Overdue reason
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Other notes:

#### (2) Dividends Payable

Unit: RMB

Item	Ending balance	Beginning balance
Ordinary stock dividends	12,202,676.04	12,202,676.04
Total	12,202,676.04	12,202,676.04

Other notes: including significant dividends payable unpaid for over one year, the unpaid reason shall be disclosed:

Item	Amount unpaid	Reason
Shenzhen Greening Department	10,869,036.68	Company restructured without clearing payment object
Labor Union of Shenzhen Greening Department	1,300,000.00	Company restructured without clearing payment object
Others	33,639.36	Without access to its account and the final payment is unpaid
<u>Total</u>	<u>12,202,676.04</u>	

**(3) Other Payables****1) Other Payables Listed by Nature of Account**

Unit: RMB

Item	Ending balance	Beginning balance
Security deposit	315,989,217.03	290,979,176.07
Margin	3,299,152.00	11,806,030.93
Collection on behalf	3,736,374.71	4,832,329.12
Intercourse funds	479,488,991.56	611,443,690.41
Accrued expenses	180,970,246.34	200,129,074.12
Payment on behalf	16,559,540.87	17,030,579.72
Others	144,145,296.77	68,879,737.84
Total	1,144,188,819.28	1,205,100,618.21

**2) Significant Other Accounts Payable Aging over One Year or Overdue**

Unit: RMB

Item	Ending balance	Unpaid/Un-carry-over reason
Yangzhou Lvfa Real Estate Co., Ltd.	345,072,717.79	Intercourse funds with related parties outside the combination
Shenzhen Real Estate Jifa Warehousing Co., Ltd.	42,296,665.14	Intercourse fund without specific payment term
Shenzhen Bay Technology Development Co., Ltd.	33,244,913.78	Unsettled
Shenzhen Toutiao Technology Co., Ltd.	12,340,689.03	Lease term not expired
Shenzhen Qianhai Micro Public Bank Co., Ltd.	6,692,021.24	Lease term not expired
Total	439,647,006.98	

Other notes:

**36. Advances from Customers****(1) List of Advances from Customers**

Unit: RMB

Item	Ending balance	Beginning balance
Rental	811,650.90	2,265,223.56
Total	811,650.90	2,265,223.56

**(2) Significant Advances from Customers Aging over One Year or Overdue**

Unit: RMB

Item	Ending balance	Unpaid/Un-carry-over reason

Unit: RMB

Item	Change in amount	Reason(s)

Other notes:

**37. Contract Liabilities**

Unit: RMB



Item	Ending balance	Beginning balance
House payment in advance	787,875,832.38	747,372,309.30
Property fee in advance	19,104,390.99	30,554,843.87
Other payments in advance	39,719,430.31	42,497,800.25
Total	846,699,653.68	820,424,953.42

Significant contract liabilities aging over one year

Unit: RMB

Item	Ending balance	Unpaid/Un-carry-over reason
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Significant changes in the amount of carrying value and the reason in the Reporting Period

Unit: RMB

Item	Change in amount	Reason(s)
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The Company shall comply with the disclosure requirements for the "real estate industry" in the Self-regulatory Guidelines No. 3 for Companies Listed on Shenzhen Stock Exchange - Industry Information Disclosure.

The proceeds information of top five advance sale amount:

Unit: RMB

No.	Item	Beginning balance	Ending balance	Estimated date of completion	Advance sale proportion
1	Guangming Yutang Shangfu project	736,148,224.77	776,497,316.51	21 October 2024	39.01%
2	SZPRD-Golden Collar's Resort	10,551,555.51	10,790,525.04	25 December 2019	97.41%
3	SZPRD-Hupan Yujing Phase II	560,458.72	514,587.16	November 30, 2017	96.00%
4	SZPRD-Banshan Yujing Phase II	75,373.05	55,055.05	12 January 2022	100.00%
5	SZPRD-Hupan Yujing Phase I	36,697.25	18,348.62	1 June 2015	92.47%

### 38. Payroll Payable

#### (1) List of Payroll Payable

Unit: RMB

Item	Beginning balance	Increase for the current period	Decrease for the current period	Ending balance
I. Short-term salary	217,869,071.67	419,362,370.20	464,096,024.36	173,135,417.51
II. Post-employment benefit-defined contribution plans	738,881.08	40,678,690.53	40,503,045.65	914,525.96
III. Termination benefits	178,159.03	1,450,306.04	1,584,694.04	43,771.03
Total	218,786,111.78	461,491,366.77	506,183,764.05	174,093,714.50

#### (2) List of Short-term Salary

Unit: RMB

Item	Beginning balance	Increase for the current period	Decrease for the current period	Ending balance
1. Salary, bonus, allowance, subsidy	203,201,469.12	371,375,580.14	412,134,743.00	162,442,306.26

2. Employee welfare	1,049,437.80	990,576.11	1,186,953.36	853,060.55
3. Social insurance	16,164.82	13,736,141.80	13,717,238.75	35,067.87
Of which: Medical insurance premiums	13,883.77	11,798,779.75	11,783,442.69	29,220.83
Work-related injury insurance premiums	15.96	710,822.72	710,210.27	628.41
Maternity insurance	2,265.09	1,112,466.34	1,109,512.80	5,218.63
Other commercial insurances		114,072.99	114,072.99	
4. Housing fund	1,165,851.88	14,158,924.87	14,245,696.14	1,079,080.61
5. Labor union budget and employee education budget	8,492,080.90	6,097,893.34	6,054,276.57	8,535,697.67
8. Non-monetary benefits	3,944,067.15	13,003,253.94	16,757,116.54	190,204.55
Total	217,869,071.67	419,362,370.20	464,096,024.36	173,135,417.51

**(3) List of Defined Contribution Plans**

Unit: RMB

Item	Beginning balance	Increase for the current period	Decrease for the current period	Ending balance
1. Basic pension insurance	21,042.06	33,893,015.38	33,743,608.30	170,449.14
2. Unemployment insurance premiums	2,716.40	1,860,916.14	1,858,184.86	5,447.68
3. Supplementary pension payment	715,122.62	4,924,759.01	4,901,252.49	738,629.14
Total	738,881.08	40,678,690.53	40,503,045.65	914,525.96

Other notes:

**39. Taxes Payable**

Unit: RMB

Item	Ending balance	Beginning balance
VAT	11,636,359.37	17,768,402.21
Enterprise income tax	15,919,074.19	91,035,828.65
Personal income tax	2,555,202.73	3,681,965.62
Urban maintenance and construction tax	677,172.31	981,394.80
Land appreciation tax	3,910,861,453.17	3,911,198,870.69
Land use tax	913,024.20	180,900.74
Property tax	5,638,687.72	539,730.69
Educational surcharge	622,439.54	644,625.80
Local educational fee	127,882.10	322,573.66
Others	228,280.21	603,055.08
Total	3,949,179,575.54	4,026,957,347.94

Other notes:

**40. Held-for-sale Liabilities**

Unit: RMB

Item	Ending balance	Beginning balance
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Other notes:

#### 41. Current Portion of Non-current Liabilities

Unit: RMB

Item	Ending balance	Beginning balance
Current portion of long-term borrowings	3,446,343,806.00	3,075,993,789.05
Current portion of long-term payables	400,000.00	400,000.00
Current portion of lease liabilities	10,919,323.19	15,931,064.02
Total	3,457,663,129.19	3,092,324,853.07

Other notes:

#### 42. Other Current Liabilities

Unit: RMB

Item	Ending balance	Beginning balance
Tax to be charged off	71,429,755.09	68,373,661.13
Total	71,429,755.09	68,373,661.13

Increase/decrease of the short-term bonds payable:

Unit: RMB

Name	Par value	Coupon rate	Issue date	Bond duration	Issue amount	Beginning balance	Issued in the current period	Interest accrued at par value	Amortization of premium and depreciation	Repaid in the current period		Ending balance	Default or not
Total													

Other notes:

#### 43. Long-term Borrowings

##### (1) Category of Long-term Borrowings

Unit: RMB

Item	Ending balance	Beginning balance
Pledged loans	153,332,358.00	373,646,731.07
Mortgage loans	1,233,788,225.02	625,842,543.40
Credit loan		400,400,000.00
Total	1,387,120,583.02	1,399,889,274.47

Note to the category of long-term borrowings:

The pledge borrowings at the period-end were used to acquire 100% of five property management enterprises. They are Shenzhen Property Management Co., Ltd., Shenzhen Foreign Trade Property Management Co., Ltd., Shenzhen Shenfubao Property Development Co., Ltd., Shenzhen Shenfubao Hydropower Municipal Service Co., Ltd. and Shenzhen Free Trade Zone Security

Service Co., Ltd. by the Company's subsidiary Shenzhen International Trade Center Property Management Co., Ltd. with the duration from 18 May 2022 to 26 April 2027. And the 100% equity of these five enterprises held by Shenzhen International Trade Center Property Management Co., Ltd.

The mortgage loans (1) at the period-end were used to develop the Guangming Yutang Shangfu project of Shenzhen Guangming Wuhe Real Estate Co., Ltd. (hereinafter referred to as "Guangming Wuhe"), a subsidiary of the Company, with the duration from 27 July 2023 to 24 May 2028. The land use right of Guangming Yutang Shangfu project held by Guangming Wuhe was pledged.

The mortgage loans (2) at the period-end were used to develop the Humen Sea Bay Garden project of Dongguan Wuhe Real Estate Co., Ltd. (hereinafter referred to as "Dongguan Wuhe"), a subsidiary of the Company, with the duration from 5 August 2022 to 5 August 2027. The land use right of Humen Sea Bay Garden project held by Dongguan Wuhe was pledged.

The mortgage loans (3) at the period-end were used to develop the Lanhu Shidai project of Shenzhen Rongyao Real Estate Development Co., Ltd., a subsidiary of the Company (hereinafter referred to as "Rongyao Real Estate") with the duration from 30 March 2023 to 30 March 2026. The land use right of Lanhushidai project held by Rongyao Real Estate was pledged and the Company provided joint and several liability guarantee.

The mortgage loans (4) at the period-end were used to develop the Shenyang Digital Town project of Yangzhou Wuhe Real Estate Co., Ltd. (hereinafter referred to as "Yangzhou Wuhe"), a subsidiary of the Company, with the duration from 19 January 2024 to 19 January 2029. The land use right of D plot for Shenyang Digital Town project held by Yangzhou Wuhe was pledged.

Other notes, including interest rate range:

#### 44. Bonds Payable

##### (1) Bonds Payable

Unit: RMB

Item	Ending balance	Beginning balance
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##### (2) Changes of Bonds Payable (Excluding Other Financial Instruments Divided as Financial Liabilities such as Preferred Shares and Perpetual Bonds)

Unit: RMB

Name	Par value	Coupon rate	Issue date	Bond duration	Issue amount	Beginning balance	Issued in the current period	Interest accrued at par value	Amortization of premium and depreciation	Repaid in the current period		Ending balance	Default or not
Total													

##### (3) Notes to Convertible Corporate Bonds

##### (4) Notes to Other Financial Instruments Classified as Financial Liabilities

Basic information about other outstanding financial instruments such as preferred shares and perpetual bonds at the period-end

Changes of outstanding financial instruments such as preferred shares and perpetual bonds at the period-end

Unit: RMB

Outstanding financial instruments	Period-beginning		Increase for the current period		Decrease for the current period		Period-end	
	Number	Carrying value	Number	Carrying value	Number	Carrying value	Number	Carrying value

Notes to basis for the classification of other financial instruments as financial liabilities

Other notes:

#### 45. Lease Liabilities

Unit: RMB

Item	Ending balance	Beginning balance
Lease payments	30,653,828.66	34,767,450.58
Less: Unrecognized financing expense	-7,099,474.44	-8,265,294.29
Less: Lease obligation matured within 1 Year	-10,919,323.19	-15,931,064.02
Total	12,635,031.03	10,571,092.27

Other notes:

#### 46. Long-term Payables

Unit: RMB

Item	Ending balance	Beginning balance
Long-term accounts payable	399,899,850.00	400,105,655.56
Total	399,899,850.00	400,105,655.56

##### (1) Long-term Payables Listed by Nature

Unit: RMB

Item	Ending balance	Beginning balance
Sale and leaseback financing	399,899,850.00	400,105,655.56

Other notes:

The long-term payables at the period-end were the sale and leaseback financing between the Company and Maxwealth Financial Leasing Co., Ltd. with the lease term from 22 December 2023 to 22 December 2027.

##### (2) Specific Payables

Unit: RMB

Item	Beginning balance	Increase for the current period	Decrease for the current period	Ending balance	Reason for formation
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Other notes:

#### 47. Long-term Employee Benefits Payable

##### (1) List of Long-term Payroll Payable

Unit: RMB

Item	Ending balance	Beginning balance
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##### (2) Changes in Defined Benefit Plans

Obligation present value of defined benefit plans:

Unit: RMB

Item	Amount for the current period	Amount for the previous period
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Plan assets:

Unit: RMB

Item	Amount for the current period	Amount for the previous period
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Net liabilities (net assets) of defined benefit plans:

Unit: RMB

Item	Amount for the current period	Amount for the previous period
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Notes of influence of content of defined benefit plans and its relevant risks to the future cash flow, time and uncertainty of the Company:

Notes to the results of significant actuarial assumptions and sensitivity analysis of defined benefit plans:

Other notes:

## 48. Projected Liabilities

### Provisions

Unit: RMB

Item	Ending balance	Beginning balance	Reason for formation
Pending litigation	650,000.00	650,000.00	Lawsuit between FMC and Basepoint
Total	650,000.00	650,000.00	

Other notes, including notes to related significant assumptions and evaluation of significant provisions:

Refer to Note XVI-2 for details.

## 49. Deferred Income

Unit: RMB

Item	Beginning balance	Increase for the current period	Decrease for the current period	Ending balance	Reason for formation
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Other notes:

## 50. Other Non-current Liabilities

Unit: RMB

Item	Ending balance	Beginning balance
Utility specific fund	1,457,233.41	549,961.59
Housing principle fund	16,426,195.25	15,997,716.45
House warming deposit	6,732,958.43	6,335,914.04
Electric Equipment Maintenance fund	4,019,415.44	4,019,415.44
Deputed maintenance fund	54,301,138.83	52,002,751.04
Follow-up investment of employees for Lanhu Shidai project	40,000,000.00	40,000,000.00
Others	7,805,897.97	8,133,466.98
Total	130,742,839.33	127,039,225.54

Other notes:

**51. Share Capital**

Unit: RMB

	Beginning balance	Increase/decrease (+/-)					Ending balance
		New shares issued	Bonus shares	Bonus issue from profit	Others	Subtotal	
Total shares	595,979,092.00						595,979,092.00

Other notes:

**52. Other Equity Instruments****(1) Basic Information about Other Outstanding Financial Instruments such as Preferred Shares and Perpetual Bonds at the Period-end****(2) Changes of Outstanding Financial Instruments such as Preferred Shares and Perpetual Bonds at the Period-end**

Unit: RMB

Outstanding financial instruments	Period-beginning		Increase for the current period		Decrease for the current period		Period-end	
	Number	Carrying value	Number	Carrying value	Number	Carrying value	Number	Carrying value

Changes of other equity instruments in the Current Period, reasons thereof and basis of related accounting treatment:

Other notes:

**53. Capital Reserve**

Unit: RMB

Item	Beginning balance	Increase for the current period	Decrease for the current period	Ending balance
Other capital reserves	80,488,045.38			80,488,045.38
Total	80,488,045.38			80,488,045.38

Other notes, including a description of the increase or decrease for the current period and the reasons for the change:

**54. Treasury Shares**

Unit: RMB

Item	Beginning balance	Increase for the current period	Decrease for the current period	Ending balance
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Other notes, including a description of the increase or decrease for the current period and the reasons for the change:

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**55. Other Comprehensive Income**

Unit: RMB

Item	Beginning balance	Amount for the current period						Ending balance
		Amount before	Less: recorded in other	Less: recorded in other	Less: Income tax	Attributable to the	Attributable minority	

		deducting income tax for the current period	comprehensive income in prior period and transferred in profit or loss in the current period	comprehensive income in prior period and transferred in retained earnings in the current period	expense	Company as the parent after tax	shareholders after tax	
I. Other comprehensive income that may not be reclassified to profit or loss	3,004,584.80	- 203,351.55				-203,351.55		- 3,207,936.35
Changes in fair value of other equity instrument investment\	3,004,584.80	- 203,351.55				-203,351.55		- 3,207,936.35
II. Other comprehensive income that may subsequently be reclassified to profit or loss	-347,753.08	393,038.16				393,038.16		45,285.08
Differences arising from translation of foreign currency- denominated financial statements	-347,753.08	393,038.16				393,038.16		45,285.08
Total of other comprehensive income	3,352,337.88	- 189,686.61				189,686.61		- 3,162,651.27

Other notes, including the adjustment of the effective gain/loss on cash flow hedges to the initial recognized amount:

## 56. Specific Reserve

Unit: RMB

Item	Beginning balance	Increase for the current period	Decrease for the current period	Ending balance
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Other notes, including a description of the increase or decrease for the current period and the reasons for the change:

## 57. Surplus Reserves

Unit: RMB

Item	Beginning balance	Increase for the current period	Decrease for the current period	Ending balance
Statutory surplus reserves	115,743,323.95			115,743,323.95
Discretionary surplus reserves	365,403.13			365,403.13
Total	116,108,727.08			116,108,727.08

Notes, including changes and reason of change:



**58. Undistributed profits**

Unit: RMB

Item	Current period	Previous period
Beginning balance of retained profits before adjustments	3,872,586,802.17	3,691,056,182.73
Beginning balance of retained profits after adjustments	3,872,586,802.17	3,691,056,182.73
Add: Net profit attributable to owners of the Company as the parent	9,212,457.81	220,903,444.63
Dividends of common shares payable	185,945,476.70	215,148,452.21
Others		1,644,822.69
Ending retained profits	3,695,853,783.28	3,695,166,352.46

List of adjustment of beginning retained profits:

- 1) RMBXXX beginning retained earnings was affected by retrospective adjustment conducted according to the Accounting Standards for Business Enterprises and relevant new regulations.
- 2) RMBXXX beginning retained earnings was affected by changes in accounting policies.
- 3) RMBXXX beginning retained earnings was affected by correction of significant accounting errors.
- 4) RMB beginning retained profits was affected by changes in combination scope arising from same control.
- 5) RMBXXX beginning retained earnings was affected totally by other adjustments.

**59. Operating Revenue and Cost of Sales**

Unit: RMB

Item	Amount for the current period		Amount for the previous period	
	Revenue	Cost	Revenue	Cost
Principal business	847,182,289.87	669,091,472.18	1,896,876,132.49	1,372,159,884.25
Others	8,846,155.38		8,588,500.36	
Total	856,028,445.25	669,091,472.18	1,905,464,632.85	1,372,159,884.25

Unit: RMB

Breakdown information of operating income and operating cost:

Unit: RMB

Category of contracts	Segment 1		Segment 2				Total	
	Operating Revenue	Operating cost	Operating Revenue	Operating cost	Operating Revenue	Operating cost	Operating Revenue	Operating cost
Business Type	856,028,445.25	669,091,472.18					856,028,445.25	669,091,472.18
Of which:								
Real estate business	13,841,686.40	4,621,045.97					13,841,686.40	4,621,045.97
Property management	771,525,962.31	621,695,503.76					771,525,962.31	621,695,503.76
Leasing business	70,660,796.54	42,774,922.45					70,660,796.54	42,774,922.45
Classification by operating region	856,028,445.25	669,091,472.18					856,028,445.25	669,091,472.18
Of which:								
Shenzhen	673,395,027.18	501,175,078.63					673,395,027.18	501,175,078.63
Other regions	182,633,418.07	167,916,393.55					182,633,418.07	167,916,393.55
Market or customer type								

Of which:								
Contract type								
Of which:								
Classification by time of commodity transfer								
Of which:								
Classification by contract term								
Of which:								
Classification by sales channel								
Of which:								
Total	856,028,445.25	669,091,472.18					856,028,445.25	669,091,472.18

Information about performance obligations:

Item	Timing of fulfilment of performance obligations	Important payment terms	Nature of goods that the Company is committed to transfer	Whether or not the person primarily responsible	Funds undertaken by the Company expected to be returned to customers	Type of quality assurance provided by the Company and related obligations

Other notes:

Information in relation to the transaction price apportioned to the residual contract performance obligation:

The amount of revenue corresponding to performance obligations of contracts signed but not performed or not fully performed yet was RMB846,699,653.68 at the period-end, among which RMB842,180,769.63 was expected to be recognized in 2024, RMB3,227,444.50 was expected to be recognized in 2025, and RMB1,291,439.55 was expected to be recognized in 2026 and subsequent years.

Information related to variable consideration in contracts:

Significant contract changes or significant transaction price adjustments

Item	Accounting treatment methods	Amount of impact on revenue

Other notes:

The Company shall comply with the disclosure requirements for the “real estate industry” in the Self-regulatory Guidelines No. 3 for Companies Listed on Shenzhen Stock Exchange - Industry Information Disclosure

The top 5 accounts received with confirmed amount in the Reporting Period:

Unit: RMB

No.	Name of project	Amount of revenue
1	SZPRD-Songhu Langyuan	872,027.60
2	SZPRD-Hupan Yujing Phase I	114,678.90
3	SZPRD-Banshan Yujing Phase II	93,032.11
4	SZPRD-Hupan Yujing Phase II	63,192.66

**60. Taxes and Surtaxes**

Unit: RMB

Item	Amount for the current period	Amount for the previous period
Urban maintenance and construction tax	1,651,950.78	5,234,580.49
Educational surcharge	713,648.69	2,245,496.54
Property tax	5,322,524.16	5,879,679.55
Land use tax	1,090,405.70	1,017,014.81
Vehicle and vessel use tax	2,895.00	18,361.26
Stamp duty	780,146.57	531,098.01
Land appreciation tax	56,622.55	28,694,726.98
Local education surcharge	472,553.30	1,500,541.14
Other taxes	356,593.64	69,287.25
<b>Total</b>	<b>10,447,340.39</b>	<b>45,190,786.03</b>

Other notes:

**61. Administrative Expense**

Unit: RMB

Item	Amount for the current period	Amount for the previous period
Employee remuneration	99,092,492.51	109,945,612.07
Administrative office cost	9,498,006.57	14,020,387.30
Assets amortization and depreciation expense	14,031,069.29	13,134,121.00
Litigation costs	409,965.82	5,611,455.50
Others	4,346,606.17	6,476,608.31
<b>Total</b>	<b>127,378,140.36</b>	<b>149,188,184.18</b>

Other notes:

**62. Selling Expense**

Unit: RMB

Item	Amount for the current period	Amount for the previous period
Agency fee	316,112.28	26,078.00
Consultancy and sales service charges	1,707,775.05	2,385,496.26
Advertising expenses	1,236,734.70	3,855,726.14
Employee remuneration	4,409,450.29	4,649,571.85
Others	1,436,183.55	2,170,424.80
<b>Total</b>	<b>9,106,255.87</b>	<b>13,087,297.05</b>

Other notes:

**63. Development Expense**

Unit: RMB

Item	Amount for the current period	Amount for the previous period
Employee remuneration	1,979,647.19	1,466,686.36
Depreciation and amortization expense	15,029.13	50,096.06
Others	248,641.12	194,269.02
Total	2,243,317.44	1,711,051.44

Other notes:

**64. Finance Costs**

Unit: RMB

Item	Amount for the current period	Amount for the previous period
Finance costs	34,706,249.66	31,827,441.32
Less: Interest income	-21,522,831.25	-7,930,755.87
Foreign exchange gains or losses	1,172,780.02	-523,791.38
Others	1,730,822.55	819,510.87
Total	16,087,020.98	24,192,404.94

Other notes:

**65. Other Income**

Unit: RMB

Sources	Amount for the current period	Amount for the previous period
Government grants related to income	448,581.63	950,093.18
Return of auxiliary expense for individual income tax withheld	292,836.52	390,379.71
Additional deduction of VAT	-853,475.03	2,741,411.22
Rebate of VAT	2,288,567.68	738,782.96
Others	251,694.38	849,421.84
Total	2,428,205.18	5,670,088.91

**66. Gain on Changes in Fair Value**

Unit: RMB

Sources	Amount for the current period	Amount for the previous period
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Other notes:

**67. Investment Income**

Unit: RMB

Item	Amount for the current period	Amount for the previous period
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Long-term equity investment income accounted by equity method	412,742.53	1,857,388.32
Total	412,742.53	1,857,388.32

Other notes:

## 68. Credit Impairment Loss

Unit: RMB

Item	Amount for the current period	Amount for the previous period
Bad debt loss of accounts receivable	-9,954,123.40	-7,643,172.27
Bad debt loss of other receivables	-8,442,795.34	-5,967,607.31
Total	-18,396,918.74	-13,610,779.58

Other notes:

## 69. Asset Impairment Loss

Unit: RMB

Item	Amount for the current period	Amount for the previous period
I. Inventory falling price loss and impairment provision for contract performance costs	-5,858.65	2,045.93
Total	-5,858.65	2,045.93

Other notes:

## 70. Asset Disposal Income

Unit: RMB

Sources	Amount for the current period	Amount for the previous period
Gains on disposal of fixed assets	-5,004.74	115,810.85
Gain on disposal of right-of-use assets	31,060.71	
Gain on disposal of other assets		58,568.84
Total	26,055.97	174,379.69

## 71. Non-operating Income

Unit: RMB

Item	Amount for the current period	Amount for the previous period	Amount recorded in the current non-recurring profit or loss
Gains on damage and scrap of non-current assets	2,763.35	5,568.23	2,763.35
Confiscated income	236,526.20	652,311.27	236,526.20
Payments unable to clear		56,282.77	
Others	239,773.65	-919,060.30	239,773.65
Total	479,063.20	-204,898.03	479,063.20

Other notes:

**72. Non-operating Expense**

Unit: RMB

Item	Amount for the current period	Amount for the previous period	Amount recorded in the current non-recurring profit or loss
Donation	8,000.00		8,000.00
Losses from damage and scrap of non-current assets	66,426.65	17,136.15	66,426.65
Penalty and fine for delaying payment	8,569.51	78,886.53	8,569.51
Others	353,388.93	261,695.71	353,388.93
<b>Total</b>	<b>436,385.09</b>	<b>357,718.39</b>	<b>436,385.09</b>

Other notes:

**73. Income Tax Expense****(1) List of Income Tax Expense**

Unit: RMB

Item	Amount for the current period	Amount for the previous period
Current income tax expense	28,351,519.77	48,971,626.96
Deferred income tax expense	-23,491,356.80	29,847,648.80
<b>Total</b>	<b>4,860,162.97</b>	<b>78,819,275.76</b>

**(2) Adjustment Process of Accounting Profit and Income Tax Expense**

Unit: RMB

Item	Amount for the current period
Total profit	6,181,802.43
Current income tax expense accounted at statutory/applicable tax rate	1,545,450.61
Influence of applying different tax rates by subsidiaries	-2,123,154.60
Influence of income tax before adjustment	5,510,313.46
Influence of non-deductible costs, expenses and losses	2,894,662.25
Effects of the utilization of deductible losses on which deferred income tax assets were unrecognized in the prior period	-4,442,605.24
Effect of deductible temporary differences or deductible losses on deferred income tax assets not recognized in the current period	1,475,496.49
<b>Income tax expense</b>	<b>4,860,162.97</b>

Other notes:

**74. Other Comprehensive Income**

Refer to Note VII-55 for details.

**75. Cash Flow Statement****(1) Cash Related to Operating Activities**

Cash Generated from Other Operating Activities

Unit: RMB

Item	Amount for the current period	Amount for the previous period
Large intercourse funds received	40,771,856.66	49,072,300.25
Interest income	15,961,648.51	7,930,755.87
Net margins, security deposit and various special funds received	40,622,124.09	45,287,205.39
Government grants received	204,133.63	
Other small receivables	41,894,355.90	24,479,612.17
Decreased limited amount for the current period	531,478.29	
<b>Total</b>	<b>139,985,597.08</b>	<b>126,769,873.68</b>

Notes:

Cash Used in Other Operating Activities

Unit: RMB

Item	Amount for the current period	Amount for the previous period
Paying administrative expense in cash	17,943,244.74	30,693,136.34
Paying selling expense in cash	6,849,111.58	8,054,091.33
Large intercourse funds paid	31,911,322.77	
Utility expense and various collecting payments on behalf of others	46,949,786.87	49,083,846.80
Other small payments	38,960,461.25	34,041,223.54
Amount of newly limited funds		5,455,416.01
<b>Total</b>	<b>142,613,927.21</b>	<b>127,327,714.02</b>

Notes:

**(2) Cash Related to Investing Activities**

Cash Generated from Other Investing Activities

Unit: RMB

Item	Amount for the current period	Amount for the previous period
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Significant cash received related to investing activities

Unit: RMB

Item	Amount for the current period	Amount for the previous period
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Notes:

## Cash Used in Other Investing Activities

Unit: RMB

Item	Amount for the current period	Amount for the previous period
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Significant cash paid related to investing activities

Unit: RMB

Item	Amount for the current period	Amount for the previous period
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Notes:

**(3) Cash Related to Financing Activities**

Cash Generated from Other Financing Activities

Unit: RMB

Item	Amount for the current period	Amount for the previous period
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Notes:

Cash Used in Other Financing Activities

Unit: RMB

Item	Amount for the current period	Amount for the previous period
Payment for lease liabilities	8,054,827.72	15,224,062.82
Payment related to sale and leaseback	9,348,850.00	
Other small payments	1,042,062.82	
Total	18,445,740.54	15,224,062.82

Notes:

Changes in liabilities arising from financing activities

Applicable Not applicable**(4) Description of Cash Flows Presented on a Net Basis**

Item	Relevant factual information	Basis for using net presentation	Financial impact
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**(5) Significant Activities and Financial Impact that Do Not Involve Current Cash Receipts and Disbursements but Affect the Company's Financial Position or May Affect the Company's Cash Flows in the Future****76. Supplemental Information for Cash Flow Statement****(1) Supplemental Information for Cash Flow Statement**

Unit: RMB

Supplemental information	Amount during the current period	Previous period
1. Reconciliation of net profit to net cash		



flows generated from operating activities:		
Net profit	1,321,639.46	214,646,256.05
Add: Provision for impairment of assets	18,374,204.33	13,608,733.65
Depreciation of fixed assets, oil-gas assets, and productive biological assets	26,670,229.44	30,375,573.61
Depreciation of right-of-use assets	5,989,672.69	10,342,761.89
Amortization of intangible assets	143,544.55	323,300.59
Amortization of long-term prepaid expenses	3,877,212.20	4,357,979.80
Losses from disposal of fixed assets, intangible assets and other long-lived assets (gains represented by "-")	-26,055.97	-174,379.69
Losses from scrap of fixed assets (gains represented by "-")	66,426.65	17,136.15
Losses from changes in fair value (gains represented by "-")		
Finance costs (gains represented by "-")	35,137,104.55	24,192,404.94
Investment loss (gains represented by "-")	-412,742.53	-5,385,588.91
Decrease in deferred income tax assets (gains represented by "-")	-22,448,666.86	29,858,199.73
Increase in deferred income tax liabilities (decrease represented by "-")	-1,246,996.21	-67,809.67
Decrease in inventory (gains represented by "-")	-412,619,998.44	127,259,375.62
Decrease in accounts receivable generated from operating activities (gains represented by "-")	-72,062,362.60	-13,839,646.61
Increase in accounts payable used in operating activities (decrease represented by "-")	-319,590,312.70	-1,015,535,955.30
Others		
Net cash flows from operating activities	-736,827,101.44	-580,021,658.15
2. Significant investing and financing activities without involvement of cash receipts and payments:		
Conversion of debt to capital		
Convertible corporate bonds matured within one year		
Fixed asset under finance lease		
3. Net increase/decrease of cash and cash equivalent:		
Closing balance of cash	1,867,480,361.19	1,376,665,482.70
Less: Opening balance of cash	2,733,139,135.12	1,509,693,857.48
Add: Closing balance of cash equivalents		
Less: Opening balance of cash equivalents		
Net increase in cash and cash equivalents	-865,658,773.93	-133,028,374.78

**(2) Net Cash Paid for Acquisition of Subsidiaries**

Unit: RMB

	Amount
Of which:	
Of which:	
Of which:	

Other notes:

### (3) Net Cash Received from Disposal of the Subsidiaries

Unit: RMB

	Amount
Of which:	
Of which:	
Of which:	

Other notes:

### (4) Cash and Cash Equivalents

Unit: RMB

Item	Ending balance	Beginning balance
I. Cash	1,867,480,361.19	2,733,139,135.12
Of which: Cash on hand	55,534.25	75,265.01
Bank deposits on demand	1,864,334,595.58	2,729,897,603.00
Other monetary assets on demand	3,090,231.36	3,166,267.11
III. Ending balance of cash and cash equivalents	1,867,480,361.19	2,733,139,135.12

### (5) Presentation of Cash and Cash Equivalents that Are Subject to Certain Restrictions on Their Usage

Unit: RMB

Item	Amount during the current period	Previous period	Reason for classifying the item as cash and cash equivalents
Pre-sale funds for Guangming Yutang Shangfu Project	517,510,022.98	640,559,629.03	These are funds within the presale supervision quota of the project, which we can apply for in accordance with the relevant regulations on the supervision of presale funds to pay for the construction expenditures of the project and the relevant statutory taxes and fees.
Total	517,510,022.98	640,559,629.03	

### (6) Monetary Assets Not Classified as Cash and Cash Equivalents

Unit: RMB

Item	Amount during the current period	Previous period	Reason for not classifying the item as cash and cash equivalents

Other notes:

### (7) Notes on Other Significant Activities

#### 77. Notes to Items of the Statements of Changes in Owners' Equity

Notes to the name of "Other" of closing balance at the end of the previous year adjusted and the amount adjusted:

**78. Foreign Currency Monetary Items****(1) Foreign Currency Monetary Items**

Unit: RMB

Item	Closing foreign currency balance	Exchange rate	Ending balance converted to RMB
Monetary capital			64,642,781.10
Of which: USD	120,000.00	7.1268	855,216.00
EUR			
HKD	62,980,559.53	0.9127	57,482,356.68
VND	22,123,538,314.00	0.000285	6,305,208.42
Accounts receivable			5,800,051.80
Of which: USD			
EUR			
HKD			
VND	20,351,058,959.00	0.000285	5,800,051.80
Long-term borrowings			
Of which: USD			
EUR			
HKD			
Accounts prepaid			53,293.47
Of which: HKD			
VND	186,994,643.00	0.000285	53,293.47
Other receivables			278,490.88
Of which: HKD	66,215.94	0.9127	60,435.29
VND	765,107,320.00	0.000285	218,055.59
Accounts payable			699,152.47
Of which: HKD	56,000.00	0.9127	51,111.20
VND	2,273,829,000.00	0.000285	648,041.27
Other payables			2,043,064.96
Of which: HKD	400,603.25	0.9127	365,630.59
VND	5,885,734,627.00	0.000285	1,677,434.37

Other notes:

**(2) Notes to Overseas Entities Including: for Significant Overseas Entities, Main Operating Place, Recording Currency and Selection Basis Shall Be Disclosed; if there Are Changes in Recording Currency, Relevant Reasons Shall Be Disclosed.**Applicable Not applicable

Item	Main operating place	Standard currency for accounting	Basis for choosing
Shum Yip Properties Development Limited and its subsidiaries	Hong Kong	HKD	Located in HK, settled by HKD

Item	Main operating place	Standard currency for accounting	Basis for choosing
Vietnam Shenguo Mao Property Management Co., Ltd.	Vietnam	VND	Located in Vietnam, settled by VND

## 79. Lease

### (1) The Company Was Lessee:

Applicable Not applicable

Variable lease payments that are not covered in the measurement of the lease liabilities

Applicable Not applicable

Simplified short-term lease or lease expense for low-value assets

Applicable Not applicable

Amount recognized in profit or loss

	Currency: RMB
Category	Amount for the year
Depreciation expense on right-of-use assets (Note 1)	5,989,672.68
Interest expense on lease liabilities (Note 2)	709,478.21
Expense relating to short-term leases	3,455,815.90
Lease expense for low-value assets	
Variable lease payments that are not covered in the measurement of the lease liabilities (Note 3)	
Income from underlease of right-of-use assets	
Total cash outflows related to leases	13,748,209.40

Note 1: There was no depreciation expense on capitalized right-of-use assets in the first half of 2024.

Note 2: There was no interest expense on capitalized lease liabilities in the first half of 2024.

Note 3: There were no variable lease payments not included in the measurement of lease liabilities in the first half of 2024.

Circumstances involving sale and leaseback transactions

In December 2023, the Company entered into a sale and leaseback contract with MAXWEALTH Financial Leasing Co., Ltd. for the transfer of certain office equipment with a leaseback period of 48 months. Since the fixed assets were not transferred to the purchaser from the beginning to the end, it was judged not to be a sale, and the amount received was accounted for as a liability.

### (2) The Company Was Lessor:

Operating leases with the Company as lessor

Applicable Not applicable

Unit: RMB

Item	Rental income	Of which: income related to variable lease payments not included in lease receipts
Lease items	70,660,796.54	

Total	70,660,796.54	
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Finance leases with the Company as lessor

Applicable Not applicable

Undiscounted lease receipts for each of the next five years

Applicable Not applicable

Item	Undiscounted lease receipts per year	
	Ending amount	Beginning amount
The 1 <sup>st</sup> year	122,306,687.48	124,863,019.23
The 2 <sup>nd</sup> year	72,100,063.44	70,271,138.44
The 3 <sup>rd</sup> year	48,038,467.51	42,292,889.70
The 4 <sup>th</sup> year	32,148,758.64	32,718,754.54
The 5 <sup>th</sup> year	19,140,598.97	24,297,422.32
Total undiscounted lease receipts after five years	17,130,742.16	14,891,056.43

Unit: RMB

Reconciliation of undiscounted lease receipts to net investment in leases

Not applicable

### (3) Recognition of Gain or Loss on Sales under Finance Leases with the Company as a Manufacturer or Distributor

Applicable Not applicable

#### 80. Data Resources

#### 81. Others

## VIII. Research and Development Expenditure

Unit: RMB

Item	Amount for the current period	Amount for the previous period
Staff costs	1,979,647.19	1,466,686.36
Depreciation and amortization expense	15,029.13	50,096.06
Other	248,641.12	194,269.02
Total	2,243,317.44	1,711,051.44
Of which: Expensed research and development expenditure	2,243,317.44	1,711,051.44

### 1. R&D Projects Eligible for Capitalization

Unit: RMB

Item	Beginning balance	Increased amount of the current period			Decreased amount for the current period			Ending balance
		Internal development costs	Others		Recognized as intangible assets	Transferred into the current profit or loss		

Total								

Significant capitalized R&D projects

Item	R&D progress	Estimated completion date	Expected manner of generation of economic benefits	Time of commencement of capitalization	Specific basis for commencement of capitalization
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Provision for impairment of development expenditure

Unit: RMB

Item	Beginning balance	Increase for the current period	Decrease for the current period	Ending balance	Impairment testing
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## 2. Significant Outsourced Research and Development Projects in Progress

Project name	Manner in which the economic benefits are expected to be generated	Judgment criteria and specific basis for capitalization or expensing
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Other notes:

## IX. Change of Consolidation Scope

### 1. Business Combination Not under the Same Control

#### (1) Business Combination Not under the Same Control during the Current Period

Unit: RMB

Name of acquiree	Time and place of gaining equity	Cost of gaining the equity	Proportion of equity	Way to gain equity	Purchase date	Recognition basis of purchase date	Income of acquiree from the purchase date to period-end	Net profits of acquiree from the purchase date to period-end	Cash flows of the acquiree from the purchase date to the end of the period
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Other notes:

#### (2) Combination Cost and Goodwill

Unit: RMB

Combination cost	
-Cash	
-Fair value of non-cash assets	
-Fair value of debt issued or assumed	
-Fair value of equity securities issued	
-Fair value of contingent consideration	
-Fair value of equity interests held before the purchase date	
--Other	
Total combination costs	
Less: share in the fair value of identifiable net assets acquired	
The amount of goodwill/combination cost less than the share in the fair value of identifiable net assets acquired	

Method of determining the fair value of the cost of consolidation:

Notes to contingent consideration and changes therein

The main formation reason for the large goodwill:

Other notes:

### (3) The Identifiable Assets and Liabilities of Acquiree on Purchase Date

Unit: RMB

	Fair value on purchase date	Carrying value on purchase date
Assets:		
Monetary capital		
Accounts receivable		
Inventories		
Fixed assets		
Intangible assets		
Liabilities:		
Borrowings		
Accounts payable		
Deferred income tax liabilities		
Net assets		
Less: non-controlling interests		
Net assets acquired		

The determination method of the fair value of identifiable assets and liabilities:

Contingent liability of acquiree undertaken in the business combination:

Other notes:

### (4) Gains and Losses from Re-measurement of Equity Held before the Purchase Date at Fair Value

Whether there is a transaction that through multiple transaction step by step to realize business combination and gaining the control during the Reporting Period

Yes No

### (5) Notes to Reasonable Consideration or Fair Value of Identifiable Assets and Liabilities of the Acquiree that Cannot Be Determined on the Acquisition Date or during the Period-end of the Merger

### (6) Other Notes

## 2. Business Combination under the Same Control

### (1) Business Combination under the Same Control during the Current Period

Unit: RMB

Combined party	Proportion of the equity	Basis	Combination date	Recognition basis of combination date	Income from the period-begin to the combination date of the acquiree	Net profits from the period-begin to the combination date of the acquiree	Income of the acquiree during the period of comparison	Net profits of the acquiree during the period of comparison
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Other notes:

## (2) Combination Cost

Unit: RMB

Combination cost	
-Cash	
--Carrying value of non-cash assets	
--Carrying value of debt issued or assumed	
--Denomination value of equity securities issued	
--Contingent consideration	

Contingent liabilities and changes thereof:

Other notes:

## (3) The Carrying Value of Assets and Liabilities of the Combined Party on the Combination Date

Unit: RMB

	Combination date	End of the previous period
	Assets:	
Monetary capital		
Accounts receivable		
Inventories		
Fixed assets		
Intangible assets		
Liabilities:		
Borrowings		
Accounts payable		
Net assets		
Less: non-controlling interests		
Net assets acquired		

Contingent liabilities of the combined party undertaken in the business combination:

Other notes:

## 3. Counter Purchase

Basic information of trading, the basis of transactions constitute counter purchase, the retain assets , liabilities of the listed companies whether constituted a business and its basis, the determination of the combination costs, the amount and calculation of adjusted rights and interests in accordance with the equity transaction process:



#### 4. Disposal of Subsidiary

Whether there were any transactions or events during the period in which control of the subsidiary was lost

Yes  No

Whether there was a step-by-step disposal of investment in a subsidiary through multiple transactions and loss of control during the current period

Yes  No

#### 5. Changes in Combination Scope for Other Reasons

Notes of other changes in the combination scope (e.g., new subsidiaries, liquidation of subsidiaries, etc.) and relevant situations:

#### 6. Other

### X. Equity in Other Entities

#### 1. Equity in Subsidiaries

##### (1) Compositions of the Group

Unit: RMB

Name of subsidiaries	Registered capital	Main operating place	Place of registration	Business nature	Shareholding percentage (%)		Way of gaining
					Directly	Indirectly	
Shenzhen Huangcheng Real Estate Co., Ltd.	30,000,000.00	Shenzhen	Shenzhen	Real estate	100.00%		Set-up
Shenzhen Wuhe Industry Investment Development Co., Ltd.	100,000,000.00	Shenzhen	Shenzhen	Real estate	100.00%		Set-up
Shenzhen Facility Management Community Technology Co., Ltd.	15,453,000.00	Shenzhen	Shenzhen	Software and information technology services		35.00%	Business combination not under the same control
Beijing Facility Home Technology Co., Ltd.	5,000,000.00	Beijing	Beijing	Software and information technology services		17.85%	Business combination not under the same control
SZPRD Xuzhou Dapeng Real Estate Development Co., Ltd.	50,000,000.00	Xuzhou	Xuzhou	Real estate	100.00%		Set-up
Dongguan ITC Changsheng Real Estate Development Co., Ltd.	20,000,000.00	Dongguan	Dongguan	Real estate	100.00%		Set-up
SZPRD Yangzhou Real Estate Development Co., Ltd.	50,000,000.00	Yangzhou	Yangzhou	Real estate	100.00%		Set-up
Shenzhen International	20,000,000.00	Shenzhen	Shenzhen	Service industry	100.00%		Set-up

Trade Center Property Management Co., Ltd.							
Shenzhen Guomaomei Life Service Co., Ltd.	5,000,000.00	Shenzhen	Shenzhen	Service industry		100.00%	Set-up
Shandong Shenguomao Real Estate Management Co., Ltd.	5,000,000.00	Jinan	Jinan	Service industry		100.00%	Set-up
Chongqing Shenguomao Real Estate Management Co., Ltd.	5,000,000.00	Chongqing	Chongqing	Service industry		100.00%	Set-up
Chongqing Aobo Elevator Co., Ltd.	5,000,000.00	Chongqing	Chongqing	Service industry		100.00%	Set-up
Chongqing Tianque Elevator Technology Co., Ltd.	5,000,000.00	Shenzhen	Shenzhen	Service industry		100.00%	Set-up
Shenzhen Guoguan Electromechanical Device Co., Ltd.	1,200,000.00	Shenzhen	Shenzhen	Service industry		100.00%	Set-up
Shenzhen Guomao Catering Co., Ltd.	2,000,000.00	Shenzhen	Shenzhen	Accommodation and catering		100.00%	Set-up
Shenzhen Property Engineering and Construction Supervision Co., Ltd.	3,000,000.00	Shenzhen	Shenzhen	Service industry		100.00%	Set-up
SZPRD Commercial Operation Co., Ltd.	40,000,000.00	Shenzhen	Shenzhen	Service industry	100.00%		Set-up
Shum Yip Properties Development Limited	20,000,000.00 <sup>1</sup>	Hong Kong	Hong Kong	Real estate	100.00%		Set-up
Wayhang Development Co., Ltd.	2.00 <sup>2</sup>	Hong Kong	Hong Kong	Real estate		100.00%	Set-up
Chief Link Properties Co., Ltd.	100.00 <sup>3</sup>	Hong Kong	Hong Kong	Real estate		70.00%	Set-up
Syndis Investment Co., Ltd.	4.00 <sup>4</sup>	Hong Kong	Hong Kong	Real estate		70.00%	Business combination not under the same control
Yangzhou Shouxihu Jingyue Property Development Co., Ltd.	10,000,000.00	Yangzhou	Yangzhou	Service industry		51.00%	Set-up
Shandong International Trade Center Hotel Management Co., Ltd.	3,000,000.00	Jinan	Jinan	Accommodation and catering		100.00%	Set-up
Shenzhen Shenshan Special	5,000,000.00	Shenzhen	Shenzhen	Service industry		65.00%	Set-up

Cooperation Zone Guomao Property Development Co., Ltd.							
Shenzhen Guomao Tongle Property Management Co., Ltd.	2,000,000.00	Shenzhen	Shenzhen	Service industry		51.00%	Set-up
Shenzhen Rongyao Real Estate Development Co., Ltd.	10,000,000.00	Shenzhen	Shenzhen	Real estate	69.00%		Business combination not under the same control
Shenzhen ITC Technology Park Service Co., Ltd.	30,000,000.00	Shenzhen	Shenzhen	Service industry		100.00%	Business combination under the same control
Shenzhen Guomao Chuntian Commercial Management Co., Ltd.	20,000,000.00	Shenzhen	Shenzhen	Service industry		100.00%	Business combination under the same control
Shenzhen Penghongyuan Industrial Development Co., Ltd.	8,000,000.00	Shenzhen	Shenzhen	Service industry		100.00%	Business combination under the same control
Shenzhen Jinhailian Property Management Co., Ltd.	3,000,000.00	Shenzhen	Shenzhen	Service industry		100.00%	Business combination under the same control
Shenzhen Social Welfare Co., Ltd.	35,000,000.00	Shenzhen	Shenzhen	Service industry		100.00%	Business combination under the same control
Shenzhen Fuyuanmin Property Management Limited Liability Company	10,000,000.00	Shenzhen	Shenzhen	Service industry		100.00%	Business combination under the same control
Shenzhen Meilong Industrial Development Co., Ltd.	5,000,000.00	Shenzhen	Shenzhen	Service industry		100.00%	Business combination under the same control
Shenzhen Guomao Shenlv Garden Co., Ltd.	10,600,000.00	Shenzhen	Shenzhen	Public facilities management services		90.00%	Business combination under the same control
Shenzhen Jiayuan Property Management Co., Ltd.	1,000,000.00	Shenzhen	Shenzhen	Service industry		54.00%	Business combination under the same control
Shenzhen Helinhua Construction Management Co., Ltd.	3,000,000.00	Shenzhen	Shenzhen	Real estate		90.00%	Business combination under the same control
Shenzhen Zhongtongda House Xiushan Service Co., Ltd.	2,500,000.00	Shenzhen	Shenzhen	Construction industry		90.00%	Business combination under the same control
Shenzhen Kangping	1,000,000.00	Shenzhen	Shenzhen	Service industry		90.00%	Business combination

Industrial Co., Ltd.							under the same control
Shenzhen Sports Service Co., Ltd.	3,300,000.00	Shenzhen	Shenzhen	Service industry		100.00%	Business combination under the same control
Shenzhen Teacher's Home Training Co., Ltd.	1,660,000.00	Shenzhen	Shenzhen	Service industry		100.00%	Business combination under the same control
Shenzhen Education Industrial Co., Ltd.	4,985,610.00	Shenzhen	Shenzhen	Service industry		100.00%	Business combination under the same control
Shenzhen Yufa Industrial Co., Ltd.	1,050,000.00	Shenzhen	Shenzhen	Service industry		80.95%	Business combination under the same control
SZPRD Fuyuantai Development Co., Ltd.	10,000,000.00	Shenzhen	Shenzhen	Real estate		100.00%	Set-up
Xiamen Shengguomao Industrial City Smart Service Co., Ltd.	5,000,000.00	Xiamen	Xiamen	Service industry		51.00%	Set-up
Vietnam Shengguomao Property Management Co., Ltd.	200,000.00 <sup>5</sup>	Vietnam	Vietnam	Service industry		100.00%	Set-up
Shenzhen SZPRD Yanzihu Development Co., Ltd.	10,000,000.00	Shenzhen	Shenzhen	Real estate		100.00%	Set-up
Shenzhen Guangming Wuhe Real Estate Co., Ltd.	50,000,000.00	Shenzhen	Shenzhen	Real estate	100.00%		Set-up
Dongguan Wuhe Real Estate Co., Ltd.	50,000,000.00	Dongguan	Dongguan	Real estate	100.00%		Set-up
Shenzhen Property Management Co., Ltd.	7,250,000.00	Shenzhen	Shenzhen	Service industry		100.00%	Business combination under the same control
Shenzhen Shenwu Elevator Co., Ltd.	3,500,000.00	Shenzhen	Shenzhen	Service industry		100.00%	Business combination under the same control
Shenzhen Shenfang Property Cleaning Co., Ltd.	1,000,000.00	Shenzhen	Shenzhen	Service industry		100.00%	Business combination under the same control
Shenzhen Foreign Trade Property Management Co., Ltd.	5,000,000.00	Shenzhen	Shenzhen	Service industry		100.00%	Business combination under the same control
Shenzhen Shenfubao Property Development Co., Ltd.	15,000,000.00	Shenzhen	Shenzhen	Service industry		100.00%	Business combination under the same control
Shenzhen Fubao Urban Resources Management Co., Ltd.	5,000,000.00	Shenzhen	Shenzhen	Service industry		60.00%	Business combination under the same control

Shenzhen Shenfubao Hydropower Municipal Service Co., Ltd.	10,000,000.00	Shenzhen	Shenzhen	Service industry		100.00%	Business combination under the same control
Shenzhen Free Trade Zone Security Service Co., Ltd.	2,000,000.00	Shenzhen	Shenzhen	Service industry		100.00%	Business combination under the same control
Shenzhen Wuhe Urban Renewal Co., Ltd.	195,000,000.00	Shenzhen	Shenzhen	Real estate	100.00%		Set-up
Yangzhou Wuhe Real Estate Co., Ltd.	50,000,000.00	Yangzhou	Yangzhou	Real estate	67.00%		Set-up
Shenzhen Tonglu Wuhe Investment Development Co., Ltd.	10,000,000.00	Shenzhen	Shenzhen	Real estate		100.00%	Set-up
Shenzhen International Trade Industry Space Service Co., Ltd.	2,800,000.00	Shenzhen	Shenzhen	Service industry		55.00%	Set-up

Note: 1 HKD

2 HKD

3 HKD

4 HKD

5 USD

Notes of shareholding percentage in subsidiaries different from voting percentage:

In May 2021, Shenzhen Wuhe Industry Investment Development Co., Ltd. (hereinafter referred to as "Wuhe Company"), a subsidiary of the Company, acquired 35% of the equity of Shenzhen Facility Management Community Technology Co., Ltd. (hereinafter referred to as "FMC") through acquisition of equity and directional capital increase. Meanwhile, according to the agreement of the cooperation framework on equity acquisition signed by Wuhe Company and the original shareholders, 16% of the voting rights that the original shareholders hold or actually control in the equity of FMC shall be unconditionally granted to Wuhe Company to exercise after the transaction date. There are no prerequisites for the granting of voting rights, and the term of the voting rights is not stipulated in the contract.

Basis of holding half or less voting rights but still controlling the investee and holding more than half of the voting rights but not controlling the investee:

Not applicable

Basis of controlling significant structural entities incorporated in the scope of combination:

Not applicable

Basis of determining whether the Company is the agent or the mandatory:

Not applicable

Other notes:

## (2) Significant Non-wholly-owned Subsidiary

Unit: RMB

Name of subsidiaries	Shareholding proportion of non-controlling interests	The profit or loss attributable to the non-controlling interests for the current period	Declaring dividends distributed to non-controlling interests for the current period	Balance of non-controlling interests at the period-end
Shenzhen Rongyao Real	31.00%	-5,688,655.14		-12,855,429.40

Estate Development Co., Ltd.				
Yangzhou Wuhe Real Estate Co., Ltd.	33.00%	-931,650.87		4,179,629.23

Holding proportion of non-controlling interests in subsidiary different from voting proportion:

Other notes:

### (3) The Main Financial Information of Significant Not Wholly-owned Subsidiary

Unit: RMB

Name of subsidiaries	Ending balance						Beginning balance					
	Current assets	Non-current assets	Total assets	Current liabilities	Non-current liabilities	Total liabilities	Current assets	Non-current assets	Total assets	Current liabilities	Non-current liabilities	Total liabilities
Shenzhen Rongyao Real Estate Development Co., Ltd.	6,363,042,241.19	167,370,479.65	6,530,412,720.84	3,258,387,824.38	3,313,494,023.55	6,571,881,847.93	6,104,831,530.55	161,894,251.74	6,266,725,782.29	3,217,495,278.38	3,072,349,130.56	6,289,844,408.94
Yangzhou Wuhe Real Estate Co., Ltd.	1,354,167,206.85	4,003,091.45	1,358,170,298.30	1,155,504,755.15	190,000,000.00	1,345,504,755.15	1,291,359,823.31	3,086,583.61	1,294,446,406.92	1,278,957,679.33		1,278,957,679.33

Unit: RMB

Name of subsidiaries	Amount for the current period				Amount for the previous period			
	Operating Revenue	Net profit	Total comprehensive income	Cash flows from operating activities	Operating Revenue	Net profit	Total comprehensive income	Cash flows from operating activities
Shenzhen Rongyao Real Estate Development Co., Ltd.		-	-	-		-	-	-
		18,350,500.44	18,350,500.44	199,490,054.24		21,394,349.33	21,394,349.33	132,065,318.90
Yangzhou Wuhe Real Estate Co., Ltd.		-2,823,184.44	-2,823,184.44	-		-1,995,249.76	-1,995,249.76	-48,773,537.38
				190,340,468.10				

Other notes:

### (4) Significant restrictions on leveraging the assets and liquidating the liabilities of the business consortium

### (5) Financial support or other support provided to structural entities incorporated into the scope of consolidated financial statements

Other notes:

## 2. The Transaction of the Company with Its Owner's Equity Share Changing but the Company Still Controls the Subsidiary

### (1) Note to the Owner's Equity Share Changed in Subsidiary

**(2) The Transaction's Influence on the Equity of Non-controlling Interests and the Owner's Equity Attributable to the Company as the Parent**

Unit: RMB

Purchase cost/disposal consideration	
-Cash	
-Fair value of non-cash assets	
Total purchase cost/disposal consideration	
Less: Share of net assets of subsidiaries based on percentage of equity acquired/disposed of	
Difference	
Of which: Adjusting capital reserve	
Adjusting surplus reserve	
Adjusting retained profits	

Other notes:

**3. Equity in Joint Ventures or Associated Enterprises****(1) Significant Joint Ventures or Associated Enterprises**

Name	Main operating place	Place of registration	Business nature	Shareholding percentage (%)		Accounting treatment of the investment to joint venture or associated enterprise
				Directly	Indirectly	
Shenzhen Real Estate Jifa Warehousing Co., Ltd.	Shenzhen	Shenzhen	Warehouse service	25.00%	25.00%	Equity method
Tian'an International Building Property Management Company of Shenzhen	Shenzhen	Shenzhen	Property management	50.00%		Equity method
CSCEC Intelligent Parking Technology Co., Ltd.	Shenzhen	Shenzhen	Commercial services	10.00%		Equity method

Notes to holding proportion of joint venture or associated enterprise different from voting proportion:

Basis of holding less than 20% of the voting rights but has a significant impact or holding 20% or more voting rights but does not have a significant impact:

**(2) Main Financial Information of Significant Joint Ventures**

Unit: RMB

	Closing balance/amount of the current period		Opening balance/amount of the previous period	
	Shenzhen Jifa Warehouse Co., Ltd.	Tian'an International Building Property Management Company of Shenzhen	Shenzhen Jifa Warehouse Co., Ltd.	Tian'an International Building Property Management Company of Shenzhen

Current assets	315,415,169.63	58,245,686.18	13,949,127.78	59,553,501.09
Of which: Cash and cash equivalents	313,087,656.65	37,193,001.15	11,574,044.52	38,464,410.56
Non-current assets	84,989,541.46	41,783.03	85,381,409.08	42,101.51
Total assets	400,404,711.09	58,287,469.21	99,330,536.86	59,595,602.60
Current liabilities	2,406,753.79	28,759,114.40	3,198,899.85	28,927,454.58
Non-current liabilities	300,000,000.00	16,638,965.73		16,566,273.37
Total liabilities	302,406,753.79	45,398,080.13	3,198,899.85	45,493,727.95
Equity of non-controlling interests				
Equity attributable to shareholders of the Company as the parent	97,997,957.30	12,889,389.08	96,131,637.01	14,101,874.65
Net assets shares calculated at the shareholding proportion	48,998,978.66	6,444,694.54	48,065,818.51	7,050,937.33
Adjusted items				
- Goodwill				
--Unrealized profit of intra-company transaction				
--Other				
Carrying value of equity investment to joint ventures	48,998,978.66	6,444,694.54	48,065,818.51	7,050,937.33
Fair values of equity investments of joint ventures with quoted prices				
Operating Revenue	4,526,369.65	5,386,799.84	6,690,430.68	8,731,790.54
Financial expenses	-10,820.99	2,636.50	-7,666.55	43,267.67
Income tax expense	622,106.77	0.00	1,154,005.86	55,263.55
Net profit	1,866,320.29	-1,212,485.57	3,445,747.96	165,790.66
Net profit from discontinued operations				
Other comprehensive income				
Total comprehensive income	1,866,320.29	-1,212,485.57	3,445,747.96	165,790.66
Dividends received from the joint venture in the current period				

Other notes:

### (3) Main Financial Information of Significant Associated Enterprises

Unit: RMB

	Closing balance/amount of the current period	Opening balance/amount of the previous period
	CSCEC	CSCEC
Current assets	273,413,892.78	256,074,109.31
Non-current assets	28,479,236.46	11,617,792.09



Total assets	301,893,129.24	267,691,901.40
Current liabilities	126,518,370.21	95,957,288.78
Non-current liabilities	3,268,460.57	486,565.88
Total liabilities	129,786,830.78	96,443,854.66
Equity of non-controlling interests		
Equity attributable to shareholders of the Company as the parent	172,106,298.46	171,248,046.74
Net assets shares calculated at the shareholding proportion	17,210,629.85	17,124,804.67
Adjusted items		
- Goodwill		
--Unrealized profit of intra-company transaction		
--Other		
Carrying value of investment to associated enterprises	29,026,819.88	28,940,994.71
Fair value of equity investments in associated enterprises with publicly quoted prices		
Operating Revenue	79,970,090.76	48,983,120.89
Net profit	858,251.72	516,190.10
Net profit from discontinued operations		
Other comprehensive income		
Total comprehensive income	858,251.72	516,190.10
Dividends received from the associates in the current period		63,120.00

Other notes:

#### (4) Summary Financial Information of Insignificant Joint Ventures or Associated Enterprises

Unit: RMB

	Closing balance/amount of the current period	Opening balance/amount of the previous period
Joint venture:		
Sum calculated by shareholding ratio of each item		
Associated enterprises:		
Sum calculated by shareholding ratio of each item		

Other notes:

#### (5) Note to the Significant Restrictions on the Ability of Joint Ventures or Associated Enterprises to Transfer Funds to the Company

**(6) The Excess Loss of Joint Ventures or Associated Enterprises**

Unit: RMB

Name	The cumulative recognized losses in previous accumulatively derecognized	The derecognized losses (or the share of net profit) in current period	The accumulative unrecognized losses in current period
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Other notes:

**(7) The Unrecognized Commitment Related to Investment to Joint Ventures****(8) Contingent Liabilities Related to Investment to Joint Ventures or Associated Enterprises****4. Significant Common Operation**

Name	Main operating place	Place of registration	Business nature	Proportion/Share portion	
				Directly	Indirectly

Notes to holding proportion or share portion in common operation different from voting proportion:

For common operation as a single entity, basis of classifying as common operation

Other notes:

**5. Equity in the Structured Entity Excluded in the Scope of Consolidated Financial Statements**

Notes to the structured entity excluded in the scope of consolidated financial statements:

**6. Other****XI. Government Grants****1. Government Grants Recognized at the End of the Reporting Period at the Amount Receivable**Applicable Not applicable

Reasons for failing to receive government grants in the estimated amount at the estimated point in time

Applicable Not applicable**2. Liability Items Involving Government Grants**Applicable Not applicable**3. Government Grants Recognized as Current Profit or Loss**Applicable Not applicable

Unit: RMB

Accounting items	Amount for the current period	Amount for the previous period
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Other income	448,581.63	950,093.18
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Other notes:

## XII. Risks Associated with Financial Instruments

### 1. Various Types of Risks Arising from Financial Instruments

The Company is engaged in risk management to achieve balance between risks and returns, minimizing the negative effects of risks on its operation performance and maximizing the interests of its shareholders and other equity investors. Based on that risk management goal, the fundamental strategy of its risk management is to identify and analyze various risks facing the Company, establish an appropriate risk bottom line, carry out risk management and monitor various risks in a timely and reliable manner to control them within a restricted scope.

The Company faces various risks related to financial instruments in its routine activities, mainly including credit risk, liquidity risk market risk. The management has reviewed and approved the policies of managing those risks, which are summarized as follows:

#### i. Risks from Financial Instruments

##### 1. Classification of Financial Instruments

##### (1) The Carrying Value of Financial Assets on the Balance Sheet Date

###### ① 30 June 2024

Item	Financial assets measured at amortized cost	Financial assets at fair value through profit or loss	Financial assets at fair value and changes included in other comprehensive income	Total
Monetary capital	1,885,846,531.69			1,885,846,531.69
Accounts receivable	525,349,243.53			525,349,243.53
Other receivables	606,627,612.52			606,627,612.52
Other equity instrument investments			437,618.97	437,618.97

###### ② 31 December 2023

Item	Financial assets measured at amortized cost	Financial assets at fair value through profit or loss	Financial assets at fair value and changes included in other comprehensive income	Total
Monetary capital	2,748,798,476.72			2,748,798,476.72
Accounts receivable	502,806,453.88			502,806,453.88
Other receivables	624,394,372.82			624,394,372.82
Other equity instrument investments			636,926.20	636,926.20

##### 2. The Carrying Value of Financial Liabilities on the Balance Sheet Date

###### ① 30 June 2024

Item	Financial liabilities at fair value through profit or loss	Other financial liabilities	Total
Short-term loan		50,036,250.00	50,036,250.00
Accounts payable		497,647,577.28	497,647,577.28

Item	Financial liabilities at fair value through profit or loss	Other financial liabilities	Total
Other payables		1,156,391,495.32	1,156,391,495.32
Current portion of non-current liabilities		3,457,663,129.19	3,457,663,129.19
Long-term borrowings		1,387,120,583.02	1,387,120,583.02
Lease liabilities		12,635,031.03	12,635,031.03
Long-term accounts payable		399,899,850.00	399,899,850.00

## ② 31 December 2023

Item	Financial liabilities at fair value through profit or loss	Other financial liabilities	Total
Short-term loan		230,915,000.00	230,915,000.00
Accounts payable		662,869,059.59	662,869,059.59
Other payables		1,217,303,294.25	1,217,303,294.25
Current portion of non-current liabilities		3,092,324,853.07	3,092,324,853.07
Long-term borrowings		1,399,889,274.47	1,399,889,274.47
Lease liabilities		10,571,092.27	10,571,092.27
Long-term payables		400,105,655.56	400,105,655.56

## 2. Credit Risk

Credit risk means the risk of financial losses incurred to the other party when one party of a financial instrument is unable to fulfill its obligations.

## 1. Credit Risk Management Practice

## (1) Credit Risk Evaluation Method

On each balance sheet date, the Company shall evaluate whether the credit risk of relevant financial instruments has increased significantly since the initial recognition. After determining whether the credit risk has increased significantly since the initial recognition, the Company shall consider obtaining reasonable and reliable information without paying unnecessary extra costs or efforts, including qualitative and quantitative analysis based on historical data, external credit risk rating and forward-looking information. On the basis of the single financial instrument or combination of financial instruments with similar credit risk characteristics, the Company compares the risk of default of financial instruments on the balance sheet date with the risk of default on the initial recognition date to determine the change of default risk of financial instruments during their expected duration.

When one or more of the following quantitative and qualitative criteria prevails, the Company shall believe the credit risk of financial instruments has increased significantly:

- 1) For the quantitative standard, it can be mainly analyzed from the probability of default for the remaining duration on the balance sheet date rises by more than a certain proportion compared with the initial confirmation.
- 2) For the qualitative standard, it can be mainly analyzed from the major adverse changes in the debtor's operation or financial situation, changes in existing or expected technology, market, economy or legal environment which shall have major adverse impacts on the debtor's repayment ability of the Company, etc.
- 3) The upper limit is that the debtor's contract payment (including principal and interest) is overdue for more than 90 days.

## (2) Definition of Default and Credit Impairment-Assets

When a financial instrument meets one or more of the following conditions, the Company shall define the financial asset as having defaulted, and its criteria are consistent with the definition of having incurred credit impairment:

## 1) Quantitative Standard

The debtor fails to make the payment after the contract payment date for more than 90 days;

## 2) Qualitative Criteria

- a. The debtor has major financial difficulties;
- b. The debtor violates the binding provisions on the debtor in the contract;
- c. The debtor is likely to go bankrupt or carry out other financial restructurings;
- d. The creditor shall give the debtor concessions that will not be made in any other circumstances due to the economic or contractual considerations related to the debtor's financial difficulties.

## 2. Measurement of Expected Credit Loss

The key parameters for measuring expected credit loss included default probability, loss given default and exposure at default. The Company considers the quantitative analysis and forward-looking information of historical statistical data (such as counterparty rating, guarantee method, collateral type, repayment method, etc.) to establish exposure models of default probability, loss given default, and default risk.

3. Refer to Note VII-1, VII-5, VII-8 for Details of the Reconciliation Statements of Beginning Balance and Ending Balance of Financial Instrument Loss Provision.

## 4. Credit Risk Exposure and Credit Risk Concentration

The Company's credit risk mainly comes from monetary assets and accounts receivable. To control the aforementioned relevant risks, the Company has adopted the following measures.

## (1) Monetary Assets

The Company places its monetary assets with financial institutions of high credit ratings. Thus, its credit risk is low.

## (2)Accounts Receivable

The Company conducts credit assessments on the customers trading in the mode of credit on a regular basis. Based on the credit assessment result, the Company chooses to trade with recognized customers with good credit and monitor the balance of the accounts receivable from them to ensure that the Company will not face any significant bad debt risk.

Due to the Company merely trades with the authorized third party with good credit, the guarantee is not required. Credit risk concentration is managed in accordance with the customers. As of 30 June 2024, there were certain credit concentration risks in the Company, and 47.79% of the accounts receivable of the Company (59.45% on 31 December 2023) came from the top 5 customers by balance. The Company hasn't held any guarantee or other credit enhancement for balance of accounts receivable.

The maximum credit risk exposure the Company undertook shall be the carrying value of each financial asset on balance sheet.

## 3. Liquidity Risk

Liquidity risk refers to the risk of fund shortage occurring when the Company fulfills the settlement obligation in the mode of cash delivery or other financial assets. Liquidity risk may originate from the failure to sell financial assets at fair value as soon as possible; or from the other party's failure to pay off its contractual debts; or from the earlier maturity of debts; or from the failure to generate the expected cash flow.

To control the risk, the Company comprehensively adopts bank loans as financing approach, appropriately combines long-term and short-term financing modes and optimizes the financing structure to maintain the balance between financing sustainability and flexibility. The Company has obtained the line of credit from a number of commercial banks to satisfy its operation fund needs and capital expenditure.

The analysis of the financial liabilities based on the maturity period of the undiscounted cash flow is as follows:

Item	Ending balance				
	Carrying value	Undiscounted contract amount	Within 1 year	1-3 years	More than 3 years
Banking borrowings	1,437,156,833.02	1,629,373,675.15	177,297,011.16	720,304,261.97	731,772,402.03
Accounts payable	497,647,577.28	497,647,577.28	497,647,577.28		
Other payables	1,156,391,495.32	1,156,391,495.32	1,144,188,819.28		12,202,676.04

Item	Ending balance				
	Carrying value	Undiscounted contract amount	Within 1 year	1-3 years	More than 3 years
Current portion of other non-current liabilities	3,457,663,129.19	3,478,696,930.26	3,478,696,930.26		
Lease liabilities	12,635,031.03	16,443,332.42		9,658,459.68	6,784,872.74
Long-term accounts payable	399,899,850.00	471,251,983.33	18,234,037.50	43,275,144.45	409,742,801.38
<b>Total</b>	<b>6,961,393,915.84</b>	<b>7,249,804,993.76</b>	<b>5,316,064,375.48</b>	<b>773,237,866.10</b>	<b>1,160,502,752.19</b>

Continued:

Item	Beginning balance				
	Carrying value	Undiscounted contract amount	Within 1 year	1-3 years	More than 3 years
Banking borrowings	1,630,804,274.47	1,886,101,350.83	379,121,985.22	709,659,943.62	797,319,421.99
Accounts payable	662,869,059.59	662,869,059.59	662,869,059.59		
Other payables	1,217,303,294.25	1,217,303,294.25	1,205,100,618.21		12,202,676.04
Current portion of other non-current liabilities	3,092,324,853.07	3,111,187,663.28	3,111,187,663.28		
Lease liabilities	10,571,092.27	15,904,640.37		7,730,396.15	8,174,244.22
Long-term accounts payable	400,105,655.56	480,600,833.30	18,293,137.50	41,277,444.45	421,030,251.35
<b>Total</b>	<b>7,013,978,229.21</b>	<b>7,373,966,841.62</b>	<b>5,376,572,463.80</b>	<b>758,667,784.22</b>	<b>1,238,726,593.60</b>

#### 4. Market Risk

Market risk refers to the risk of fluctuations in the fair value or future cash flows of financial instruments arising from changes in market prices. Market risk mainly includes interest rate risk and foreign exchange risk.

##### (1) Interest Rate Risk

Interest rate risk refers to the risk of fluctuations in the fair value or future cash flows of financial instruments arising from changes in market interest rates. Interest-bearing financial instruments with fixed interest rates may bring the fair value interest rate risk to the Company, while those with floating interest rate may bring the cash flow interest rate risk to the Company. The Company will determine the proportion between the financial instruments with fixed interest rate and those with floating interest rate in combination with market environment, and maintain an appropriate portfolio of financial instruments through regular review and monitoring. The interest rate risk of cash flows facing the Company is mainly related to the bank loans calculated by floating interest rate of the Company.

As of 30 June 2024, under the assumption of other fixed variables with 50 basis points changed in interest rate, the bank loan of RMB4,878,133,890.22 (RMB4,470,302,598.47 on 31 December 2023) calculated at floating rate would not result in significant influence on total profit and shareholders' equity of the Company.

##### 2. Foreign Exchange Risk

Foreign exchange risk refers to the risk that may lead to the changes of fair value of financial instruments or future cash flows due to fluctuation in exchange rate. The risk of changes of exchange rate facing the Company is mainly related to foreign currency monetary assets and liabilities of the Company. The Company operates in mainland China, and the main activities are recorded by RMB. Thus, the foreign exchange market risk undertaken is insignificant for the Company.

For details of the Company's foreign currency monetary assets and liabilities at the end of the Current Period, please refer to Note VII-78 in the Current Report.

## 2. Hedge

### (1) The Company Carries out Hedging Business for Risk Management

Applicable Not applicable

### (2) The Company Conducts Eligible Hedging Operations and Applies Hedge Accounting

Unit: RMB

Item	Carrying value related to hedged items and hedging instruments	Cumulative fair value hedge adjustment of the hedged item included in the recognized carrying value of the hedged item	Hedge effectiveness and hedge ineffectiveness partial sources	Impact of hedge accounting on the Company's financial statements
Types of hedge risk				
Types of hedge				

Other notes:

### (3) The Company Conducts Hedging Operations for Risk Management, Expects to Achieve Its Risk Management Objectives, but Does Not Apply Hedge Accounting

Applicable Not applicable

## 3. Financial Assets

### (1) Classification of Transfer Methods

Applicable Not applicable

### (2) Financial Assets Derecognized due to Transfer

Applicable Not applicable

### (3) Continued Involvement in the Transfer of Assets Financial Assets

Applicable Not applicable

Other notes:

## XIII. The Disclosure of Fair Value

### 1. Ending Fair Value of Assets and Liabilities at Fair Value

Unit: RMB

Item	Closing fair value			Total
	Fair value measurement items at level 1	Fair value measurement items at level 2	Fair value measurement items at level 3	
I. Consistent Fair Value Measurement	--	--	--	--
(III) Other equity instrument investment	437,618.97			437,618.97
The total amount of assets consistently measured at fair value	437,618.97			437,618.97
II. Inconsistent Fair Value Measurement	--	--	--	--

### 2. Basis for Determining the Market Price of Continuous and Non-continuous Level 1 Fair Value Measurement Items

The other equity instrument held by the Company was domestic and foreign stocks obtained in Jintian's debt restructuring, in which the market price was determined based on the stock price of the same asset in the active market as available at the balance sheet date.

### 3. Continuous and Non-continuous Level 2 Fair Value Measurement Items, Valuation Techniques Used, and The Qualitative and Quantitative Information of Important Parameters

### 4. Continuous and Non-continuous Level 3 Fair Value Measurement Items, Valuation Techniques Used, and The Qualitative and Quantitative Information of Important Parameters

### 5. Continuous and Non-continuous Level 3 Fair Value Measurement Items, Information On The Adjustment Between The Opening and Closing Carrying Value, and Sensitivity Analysis of Unobservable Parameters

### 6. Explain the Reason for Conversion and the Governing Policy when the Conversion Happens if Conversion Happens among Consistent Fair Value Measurement Items at Different Levels

### 7. Changes in the Valuation Technique in the Current Period and the Reason for Such Changes

### 8. The Fair Value of Financial Assets and Financial Liabilities not Measured at Fair Value

### 9. Others

## XIV. Related Party and Related-party Transactions

### 1. Information Related to the Company as the Parent of the Company

Name of the Company as the parent	Place of registration	Business nature	Registered capital	Proportion of share held by the Company as the parent against the Company (%)	Proportion of voting rights owned by the Company as the parent against the Company (%)
Shenzhen Investment Holdings Co., Ltd.	Shenzhen	Limited liability company (solely-owned by the state)	32,686,000,000.00	57.25%	57.25%

Notes: Information on the Company as the parent

(1) The parent company of the Company is Shenzhen Investment Holdings Co., Ltd. (hereinafter referred to as "SIHC"), a newly-established and organized state-owned capital investment company based on the original three state-owned assets management companies in October 2004, and its main function is to manage the partial municipal state-owned companies according to the authorization of Municipal SASAC. As a government department, Shenzhen State-owned Assets Supervision and Administration Bureau manages Shenzhen Investment Holdings Co., Ltd. on behalf of People's Government of Shenzhen Municipality.

(2) In 2021, SIHC, the controlling shareholder of the Company, transferred 38,037,890 ordinary shares of the Company in unlimited circulation (representing 6.382% of the total share capital of the Company) held by SIHC to Shenzhen State-owned Equity Management Co., Ltd. for free to replenish the social security funds. Shenzhen State-owned Equity Management Co., Ltd. is a newly established wholly-owned subsidiary of SIHC to manage the transferred state-owned equity in a special account. After the registration of the free transfer, SIHC held 301,414,637 shares of the Company, accounting for 50.575% of the total share capital of the Company, and Shenzhen State-owned Equity Management Co., Ltd. held 38,037,890 shares of the Company, accounting for 6.382% of the total share capital of the Company.

(3) During the Reporting Period, the Company's shareholder, Shenzhen Duty-Free Commodity Enterprise Co., Ltd., transferred 1,730,300 restricted shares it held in the Company (representing 0.29% of the Company's total share capital) to the controlling shareholder SIHC for free. After the completion of this transfer, the number of shares held by SIHC and its concerted parties increased from 339,452,527 shares (representing 56.957% of the Company's total share capital) to 341,182,827 shares (representing 57.247% of the Company's total share capital).



The final controller of the Company is Shenzhen State-owned Assets Supervision and Administration Committee of Shenzhen Government.

Other notes:

## 2. Subsidiaries of the Company

Please refer to Note X-1 for details on the Company's subsidiaries.

## 3. Information on the Joint Ventures and Associated Enterprises of the Company

Please refer to Note X-3 for details on the Company's joint ventures and associated enterprises.

Information on other joint venture or associated enterprise of occurring related-party transactions with the Company in Current Period, or forming balance due to related-party transactions made in previous period:

Name	Relationship with the Company
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Other notes:

## 4. Information on Other Related Parties

Other notes:

Name of other related party	Relationship with the Company
Shenzhen Qianhai Advanced Information Service Co., Ltd.	Related party of subsidiary Rongyao Real Estate by non-controlling interests
Shenzhen Xinhai Holding Co., Ltd.	The Company as the parent of Xinhai Rongyao of subsidiary Rongyao Real Estate by non-controlling interests
Shenzhen Xinhai Rongyao Real Estate Development Co., Ltd.	Subsidiary Rongyao Real Estate by non-controlling interests
Shenzhen Wufang Ceramics Industrial Co., Ltd.	Associated enterprise of the Company
Tian'an International Building Property Management Company of Shenzhen	Joint venture of the Company
Shenzhen Real Estate Jifa Warehousing Co., Ltd.	Joint venture of the Company
Yangzhou Lvfa Real Estate Co., Ltd.	Subsidiary Yangzhou Wuhe by non-controlling interests
Guoren P&C	Subsidiary of the Company as the parent of the Company
Shenzhen Guarantee Group Co., Ltd.	Subsidiary of the Company as the parent of the Company
Shenzhen Special Economic Zone Real Estate & Properties (Group) Co., Ltd.	Subsidiary of the Company as the parent of the Company
Shenzhen People's Congress Cadre Training Center	Wholly-owned subsidiary of the Company as the parent of the Company
Shenzhen General Institute of Architectural Design and Research Co., Ltd.	Wholly-owned subsidiary of the Company as the parent of the Company
Shenzhen Bay Technology Development Co., Ltd.	Wholly-owned subsidiary of the Company as the parent of the Company
Shenzhen Convention & Exhibition Center Management Co., Ltd.	Wholly-owned subsidiary of the Company as the parent of the Company
Shenzhen Tsinghua University Research Institute	Subsidiary of the Company as the parent of the Company
Shenzhen Shenzhen Hong Kong Science and Technology Innovation Cooperation Zone Development Co., Ltd.	Subsidiary of the Company as the parent of the Company
Shenzhen Shenzhen Shantou Special Cooperation Zone Investment Development Co., Ltd.	Wholly-owned subsidiary of the Company as the parent of the Company
Shenzhen Construction Development (Group) Company	Subsidiary of the Company as the parent of the Company
Shenzhen Hi-tech Zone Investment Development Group Co., Ltd.	Subsidiary of the Company as the parent of the Company
Shenzhen Environmental Protection Technology Group Co., Ltd.	Subsidiary of the Company as the parent of the Company
Shenzhen Shenfubao (Group) Co., Ltd.	Wholly-owned subsidiary of the Company as the parent of

	the Company
Shenzhen Sports Industry Group Co., Ltd.	Wholly-owned subsidiary of the Company as the parent of the Company
Shenzhen Sports Center Operation Management Co., Ltd.	Wholly-owned subsidiary of the Company as the parent of the Company
Shenzhen Bay Area Urban Construction and Development Co., Ltd.	Wholly-owned subsidiary of the Company as the parent of the Company
Shenzhen Xiangmihu International Exchange Center Development Co., Ltd.	Wholly-owned subsidiary of the Company as the parent of the Company
Shenzhen Infinova Limited	Subsidiary of the Company as the parent of the Company
China Shenzhen Foreign Trade (Group) Corp. Ltd.	Wholly-owned subsidiary of the Company as the parent of the Company
Shenzhen Shenfubao (Group) Co., Ltd.	Wholly-owned subsidiary of the Company as the parent of the Company
Shenzhen Shentou Property Development Co., Ltd.	Wholly-owned subsidiary of the Company as the parent of the Company
Shen ZHEN Light Industrial Products IMP.& EXP. Co., Ltd.	Wholly-owned sub-subsidiary of the Company as the parent of the Company
Shenzhen Foreign Service Group Co., Ltd.	Wholly-owned sub-subsidiary of the Company as the parent of the Company
Shenzhen Properties Group (SPG) Longgang Development Co., Ltd.	Sub-subsidiary of the Company as the parent of the Company
Business Apartment of Shenzhen Shenfubao (Group) Co., Ltd.	Wholly-owned sub-subsidiary of the Company as the parent of the Company
Shenzhen SDG Service Co., Ltd.	Sub-subsidiary of the Company as the parent of the Company
Shenzhen Cultural Business Development Co., Ltd.	Wholly-owned sub-subsidiary of the Company as the parent of the Company
Shenzhen Yitong Digital Technology Innovation Development Co., Ltd.	Parent company's sub-subsidiary
Shenzhen Eternal Asia Deep Supply Chain Management Co., Ltd.	Parent company's sub-subsidiary
Shenzhen Tianjun Industrial Co., Ltd.	Parent company's sub-subsidiary
Chengdu Zunxi Real Estate Co., Ltd.	Parent company's sub-subsidiary
Dongguan Shenzhen Investment Holdings Investment Development Co., Ltd.	Parent company's sub-subsidiary
Guangdong Jianbang Group (Huiyang) Industrial Co., Ltd.	Parent company's sub-subsidiary
China Kunpeng Industry Source Innovation Center (Shenzhen) Co., Ltd.	Wholly-owned sub-subsidiary of the Company as the parent of the Company
Shenyue United Investment Co., Ltd.	Wholly-owned sub-subsidiary of the Company as the parent of the Company
Shenzhen Chuangke Development Co., Ltd.	Parent company's sub-subsidiary
Shenzhen Hi-tech Zone Development Construction Co., Ltd.	Wholly-owned sub-subsidiary of the Company as the parent of the Company
Shenzhen Petrel Hotel Co., Ltd.	Parent company's sub-subsidiary
Shantou Branch of Shenzhen Special Economic Zone Real Estate & Properties (Group) Co., Ltd.	Parent company's sub-subsidiary
Shenzhen Talent Recruitment International Co., Ltd.	Wholly-owned sub-subsidiary of the Company as the parent of the Company
Shenzhen Shenzhen Hong Kong Science and Technology Innovation Park Operation Development Co., Ltd.	Parent company's sub-subsidiary
Shenzhen Chenglong Real Estate Development Co., Ltd.	Parent company's sub-subsidiary
Shenzhen Large Industrial Zone (Shenzhen Export Processing Zone) Development Management Group Co., Ltd.	Wholly-owned sub-subsidiary of the Company as the parent of the Company
Shenzhen Fubao Industrial Park Operation Co., Ltd.	Wholly-owned sub-subsidiary of the Company as the parent of the Company
Shenzhen Shenfang Chuanqi Real Estate Development Co., Ltd.	Parent company's sub-subsidiary

Shenzhen Shenfubao (Group) Tianjin Industrial Development Co., Ltd.	Wholly-owned sub-subsidiary of the Company as the parent of the Company
Shenzhen Shenfubao (Group) Tianjin Investment Development Co., Ltd.	Wholly-owned sub-subsidiary of the Company as the parent of the Company
Shenzhen Shenfubao Eastern Investment Development Co., Ltd.	Wholly-owned sub-subsidiary of the Company as the parent of the Company
Shenzhen Shantou Special Cooperation Zone Branch of Shenzhen Water Planning and Design Institute Co., Ltd.	Wholly-owned sub-subsidiary of the Company as the parent of the Company
Shenzhen Special Zone Literature Magazine Co., Ltd.	Wholly-owned sub-subsidiary of the Company as the parent of the Company
Shenzhen Investment Holdings Development Co., Ltd.	Parent company's sub-subsidiary
Shenzhen Investment Building Hotel Co., Ltd.	Wholly-owned sub-subsidiary of the Company as the parent of the Company
Shenzhen Bay Area International Hotel Co., Ltd.	Wholly-owned sub-subsidiary of the Company as the parent of the Company
Shenzhen Wancheng Logistics Co., Ltd.	Parent company's sub-subsidiary
Shenzhen Bay (Baoding) Innovation Development Co., Ltd.	Wholly-owned sub-subsidiary of the Company as the parent of the Company
Shenzhen Infinova Smart Park Technology Co., Ltd.	Parent company's sub-subsidiary
Shenzhen Binjiang Industrial Co., Ltd. Parent company's sub-subsidiary 司] Shenzhen Free Trade Zone Life Service Co., Ltd.	Parent company's sub-subsidiary
Shenzhen Rule of Law Training Center	Wholly-owned sub-subsidiary of the Company as the parent of the Company
Shenzhen South Certification Co., Ltd.	Parent company's sub-subsidiary
Shenzhen Infinova Renyong Information Co., Ltd.	Wholly-owned sub-subsidiary of the Company as the parent of the Company
Hebei Shenbao Investment Development Co., Ltd.	Parent company's sub-subsidiary
Shantou Economic Special Zone Songshan Real Estate Development Co., Ltd.	Parent company's sub-subsidiary
Shantou Hualin Real Estate Development Co., Ltd.	Parent company's sub-subsidiary
Shenzhen Bay Wanli Hotel Branch of Shenzhen Wuzhou Hotel Management Co., Ltd.	Wholly-owned sub-subsidiary of the Company as the parent of the Company
Shenzhen Bay Wanyi Hotel Branch of Shenzhen Wuzhou Hotel Management Co., Ltd.	Wholly-owned sub-subsidiary of the Company as the parent of the Company
Shenzhen Xingye Logistics Co., Ltd.	Parent company's sub-subsidiary
Shenzhen Representative Office of Hong Kong Haipeng Development Co., Ltd.	Parent company's sub-subsidiary
Shenzhen Tianjun Biotechnology Development Co., Ltd.	Parent company's sub-subsidiary
Shantou Huafeng Real Estate Development Co., Ltd.	Parent company's sub-subsidiary
Shenzhen Total Logistics Service Co., Ltd.	Parent company's sub-subsidiary
Shenzhen Chengjian Mingyuan Industrial Co., Ltd.	Parent company's sub-subsidiary
Shenzhen Shendan Zengxin Financing Guarantee Co., Ltd.	Parent company's sub-subsidiary
Shenzhen City Construction Industrial Park Development Co., Ltd	Parent company's sub-subsidiary
Shenzhen Transportation Station Development Co., Ltd.	Wholly-owned sub-subsidiary of the Company as the parent of the Company

Other notes:

## 5. List of Related-party Transactions

### (1) Information on Acquisition of Goods and Reception of Labor Service

Information on acquisition of goods and reception of labor service

Related parties	Content of the related-party transaction	Amount for the current period	The approval trade credit	Whether exceed trade credit or not	Amount for the previous period
Guoren P&C	Insurance	2,275,307.59			1,647,215.68
Shenzhen Guarantee Group Co., Ltd.	Guarantee fee	51,416.55			
ShenZhen Special Economic Zone Real Estate & Properties (Group) Co., Ltd. and its consolidated subsidiaries, except where the context otherwise requires	Management service fee	1,196,570.00			1,262,625.00
Shen ZHEN Light Industrial Products IMP.& EXP. Co., Ltd.	Food procurement	12,484.07			
Shenzhen People's Congress Cadre Training Center	Training service fee				1,780.00
Shenzhen Foreign Service Group Co., Ltd.	Outsourcing service charges				-521,707.00
Shenzhen Rule of Law Training Center	Training service fee	5,362.00			2,070.00
Shenzhen General Institute of Architectural Design and Research Co., Ltd.	Project architectural design service	1,613,278.40	10,712,800.00	No	2,809,568.52
Shenzhen South Certification Co., Ltd.	Consultant service fees				24,528.30
Shenzhen Properties Group (SPG) Longgang Development Co., Ltd.	Management service fee	1,082,900.00			1,088,750.00
Business Apartment of Shenzhen Shenfubao (Group) Co., Ltd.	Catering service	150,971.00			71,780.00
Shenzhen SDG Service Co., Ltd.	Property service fee	157,600.22			107,804.26
Shenzhen Tianjun Biotechnology Development Co., Ltd.	Plant maintenance services	36,394.12			
Shenzhen Cultural Business Development Co., Ltd.	Procurement of office supplies	39,055.94			
Shenzhen Yitong Digital Technology Innovation Development Co., Ltd.	Food procurement	10,598.23			
Shenzhen Eternal Asia Deep Supply Chain Management Co., Ltd.	Food procurement				41,916.00

Shenzhen Tianjun Industrial Co., Ltd.	Plant maintenance services	38,784.00			
Shenzhen Bay Technology Development Co., Ltd.	Management service fee	33,571,556.31	72,761,800.00	No	37,673,707.61
Shenzhen Infinova Renyong Information Co., Ltd.	Intelligent engineering expense				358,900.00
Shenzhen Shendan Credit Enhancement Financing Guarantee Co., Ltd.	Guarantee fee	268,000.00			268,000.00

## Information of sales of goods and provision of labor service

Unit: RMB

Related parties	Content of the related-party transaction	Amount for the current period	Amount for the previous period
Chengdu Zunxi Real Estate Co., Ltd.	Property service fee	2,223,338.17	
Dongguan Shenzhen Investment Holdings Investment Development Co., Ltd.	Property management fee	534,653.46	
Guangdong Jianbang Group (Huiyang) Industrial Co., Ltd.	Property management fee		102,532.66
GUOREN PROPERTY AND CASUALTY INSURANCE CO., LTD.	Property management fee	146,818.20	170,719.10
Hebei Shenbao Investment Development Co., Ltd.	Project payment	16,525,863.74	23,027,002.91
Hebei Shenbao Investment Development Co., Ltd.	Property service fee	5,417,208.86	7,099,846.48
China Kunpeng Industry Source Innovation Center (Shenzhen) Co., Ltd.	Property service fee	1,714,806.48	687,677.12
Shantou Economic Special Zone Songshan Real Estate Development Co., Ltd.	Property service fee	275.48	
Shantou Huafeng Real Estate Development Co., Ltd.	Property service fee	1,091,534.24	1,167,500.69
Shantou Hualin Real Estate Development Co., Ltd.	Property service fee	696.48	1,761.75
Shenyue United Investment Co., Ltd.	Property service fee	800,554.13	406,380.98
Shenzhen Chuangke Development Co., Ltd.	Property service fee	3,092,240.94	
Shenzhen Guarantee Group Co., Ltd.	Property service fee	2,103,449.60	2,084,729.13
Shenzhen Hi-tech Zone Development Construction Co., Ltd.	Property service fee	1,695,109.40	1,404,545.54
Shenzhen Petrel Hotel Co., Ltd.	Property service fee	226,415.10	150,943.40
Shenzhen Convention & Exhibition Center Management Co., Ltd.	Property service fee	4,778,241.97	2,887,224.43

ShenZhen Special Economic Zone Real Estate & Properties (Group) Co., Ltd.	Property service fee	16,981.15	16,981.15
Shantou Branch of Shenzhen Special Economic Zone Real Estate & Properties (Group) Co., Ltd.	Property service fee	36.65	219.45
Shenzhen Talent Recruitment International Co., Ltd.	Property service fee	222,414.19	186,707.86
Shenzhen Tsinghua University Research Institute	Property service fee	962,608.12	497,261.99
Shenzhen Total Logistics Service Co., Ltd.	Property service fee	243,416.94	1,469,106.86
Shenzhen Shenzhen Hong Kong Science and Technology Innovation Park Operation Development Co., Ltd.	Property service fee	2,471,616.94	
Shenzhen Shenzhen Hong Kong Science and Technology Innovation Cooperation Zone Development Co., Ltd.	Property service fee	1,065,752.34	531,066.72
Shenzhen Shenzhen Shantou Special Cooperation Zone Holdings Investment Development Co., Ltd	Property service fee	762,372.50	
Shenzhen Chenglong Real Estate Development Co., Ltd.	Property service fee	980,136.02	
Shenzhen Construction Development (Group) Company	Property service fee	171,179.25	85,617.92
Shenzhen Large Industrial Zone (Shenzhen Export Processing Zone) Development Management Group Co., Ltd.	Project payment	-200,350.40	232,110.15
Shenzhen Large Industrial Zone (Shenzhen Export Processing Zone) Development Management Group Co., Ltd.	Property service fee		37,938.18
Shenzhen Fubao Industrial Park Operation Co., Ltd.	Project payment	226,360.71	4,954.72
Shenzhen Fubao Industrial Park Operation Co., Ltd.	Property service fee		36,566.00
Shenzhen Hi-tech Zone Investment Development Group Co., Ltd.	Property service fee	42,831.14	
Shenzhen Environmental Protection Technology Group Co., Ltd.	Supervision service fee	42,452.83	
Shenzhen Environmental Protection Technology Group Co., Ltd.	Project payment	2,806,796.62	90,016.79
Shenzhen Environmental Protection Technology Group Co., Ltd.	Property service fee	23,551.39	3,031,960.52
Shenzhen South Certification Co., Ltd.	Property service fee	37,106.60	30,931.60
Shenzhen Shenfang Chuanqi Real Estate Development Co., Ltd.	Property service fee	121,671.63	
Shenzhen Shenfubao (Group) Tianjin Industrial Development Co., Ltd.	Project payment	439,593.56	46,550.75
Shenzhen Shenfubao (Group) Tianjin Investment Development Co., Ltd.	Property service fee	3,570,373.42	800,000.00
Shenzhen Shenfubao (Group) Co.,	Project payment	-34,053.53	2,538,287.16

Ltd.			
Shenzhen Shenfubao (Group) Co., Ltd.	Property service fee	2,399,905.59	1,626,536.11
Shenzhen Shenfubao Eastern Investment Development Co., Ltd.	Project payment	-0.77	
Shenzhen Shenfubao Eastern Investment Development Co., Ltd.	Property service fee	355,483.29	78,872.95
Shenzhen Shantou Special Cooperation Zone Branch of Shenzhen Water Planning and Design Institute Co., Ltd.	Property service fee	8,803.02	11,025.00
Shenzhen Special Zone Literature Magazine Co., Ltd.	Property service fee	25,692.48	25,692.48
Shenzhen Sports Industry Group Co., Ltd.	Project payment	3,696,271.96	
Shenzhen Sports Center Operation Management Co., Ltd.	Property service fee	2,911,025.40	2,224,191.34
Shenzhen Investment Holdings Development Co., Ltd.	Property service fee	44,752.26	56,628.61
Shenzhen Investment Building Hotel Co., Ltd.	Property service fee		35,377.36
Shenzhen Investment Holdings Co., Ltd.	Project payment	2,610,770.25	352,220.28
Shenzhen Investment Holdings Co., Ltd.	Property service fee	3,297,675.84	9,312,740.96
Shenzhen Bay Area International Hotel Co., Ltd.	Property service fee		5,408,353.56
Shenzhen Wancheng Logistics Co., Ltd.	Project payment	93,868.93	
Shenzhen Cultural Business Development Co., Ltd.	Property service fee	184,485.66	187,580.44
Shenzhen Bay Wanli Hotel Branch of Shenzhen Wuzhou Hotel Management Co., Ltd. 司	Property service fee	141,509.43	184,818.24
Shenzhen Bay Wanyi Hotel Branch of Shenzhen Wuzhou Hotel Management Co., Ltd.	Property service fee	94,339.64	117,789.97
Shenzhen Xingye Logistics Co., Ltd.	Property service fee	22,018.35	5,504.59
Shenzhen Bay (Baoding) Innovation Development Co., Ltd.	Property service fee	275,854.88	284,223.66
Shenzhen Bay Technology Development Co., Ltd.	Property service fee	38,213,750.15	27,614,705.64
Shenzhen Bay Area Urban Construction and Development Co., Ltd.	Property service fee	1,012,766.59	1,113,311.43
Shenzhen Xiangmihu International Exchange Center Development Co., Ltd.	Project payment		699,857.70
Shenzhen Xiangmihu International Exchange Center Development Co., Ltd.	Property service fee	1,189,376.02	1,468,973.08
Shenzhen Infinova Limited	Property service fee	88,556.50	207,342.68
Shenzhen Infinova Smart Park Technology Co., Ltd.	Property service fee	241,101.89	143,838.00
China Shenzhen Foreign Trade (Group) Corp. Ltd.	Property service fee	1,793,710.72	1,337,989.45
China Shenzhen Foreign Trade	Property service fee		332,075.47

(Group) Corp. Ltd.			
Subordinate enterprises of SZITC	Catering services	32,515.83	

Notes to acquisition of goods and reception of labor service

In the first half of 2024, the catering service business with SIHC and a number of its subsidiaries was presented on a consolidated basis under the caliber of "SIHC and its subsidiaries" due to the large number of parties involved and the small amount of transactions with a single related party, which did not meet the criteria for separate disclosure.

## (2) Information on Related-party Trusteeship/Contract

Lists of trusteeship/contract of the Company:

Unit: RMB

Name of the entruster/contractee	Name of the trustee/contractor	Type	Start date	Due date	Pricing basis	Income recognized in this Current Period
Shenzhen Shentou Property Development Co., Ltd.	ShenZhen Properties & Resources Development (Group) Ltd.	Investment property	6 November 2019	5 November 2025	Market pricing	32,454,947.96
Shenzhen Shenfubao (Group) Co., Ltd.	Shenzhen Shenfubao Hydropower Municipal Service Co., Ltd.	Property	1 January 2024	31 December 2024	Market pricing	1,276,500.75

Notes:

Lists of entrust/contractee

Unit: RMB

Name of the entruster/contractee	Name of the trustee/contractor	Type	Start date	Due date	Pricing basis	Charge recognized in this current period
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Notes:

## (3) Information on Related-party Lease

The Company was lessor:

Unit: RMB

Name of lessee	Category of leased assets	The lease income confirmed in the current period	The lease income confirmed in the previous period
Shenzhen Bay Wanyi Hotel Branch of Shenzhen Wuzhou Hotel Management Co., Ltd.	Investment property		656,167.79
Shenzhen Bay Wanli Hotel Branch of Shenzhen Wuzhou Hotel Management Co., Ltd.	Investment property		906,136.48

The Company was lessee:

Unit: RMB

Name of lessor	Category of leased assets	Rental expense of simplified short-term leases and low-value asset leases (if applicable)		Variable lease payments that are not covered in the measurement of the lease liabilities (if applicable)		Rent payable		Interest expense on lease liabilities borne		Added right-of-use assets	
		Amount for the current period	Amount for the previous period	Amount for the current period	Amount for the previous period	Amount for the current period	Amount for the previous period	Amount for the current period	Amount for the previous period	Amount for the current period	Amount for the previous period



Shenzhen Shentou Property Development Co., Ltd.	Investment property					422,452.50	341,790.05	17,628.97	32,655.78		
Shenzhen Petrel Hotel Co., Ltd.	Investment property	20,784.00	24,048.77								
Shenzhen Hi-tech Zone Development Construction Co., Ltd.	Investment property					49,392.00		494.86			
Shenzhen Large Industrial Zone (Shenzhen Export Processing Zone) Development Management Group Co., Ltd.	Investment property		7,381.56								
ShenZhen Special Economic Zone Real Estate & Properties (Group) Co., Ltd. and its consolidated subsidiaries, except where the context otherwise requires	Investment property	111,000.00	104,000.00			330,000.00	330,000.00	29,737.26	44,091.30		
Shenzhen Representative Office of Hong Kong Haipeng Development Co., Ltd.	Investment property	48,130.74									
Shenzhen Shenfubao (Group) Co., Ltd.	Investment property					231,660.00		23,658.06			
Shenzhen Investment Holdings Co., Ltd.	Investment property	207,897.68	366,420.74			1,494,226.98	1,992,302.64	48,728.57	85,771.97		
Shenzhen Binjiang Industry Co., Ltd.	Investment property	140,092.20									

Notes:

**(4) Information on Related-party Guarantee**

The Company was guarantor:

Unit: RMB

Secured party	Amount of guarantee	Start date	End date	Execution accomplished or not
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The Company was secured party

Unit: RMB

Guarantor:	Amount of guarantee	Start date	End date	Execution accomplished or not
Shenzhen Shendan Zengxin Financing Guarantee Co., Ltd.	16,750,000.00	29 March 2022	28 March 2025	No
Shenzhen Shendan	36,850,000.00	29 March 2022	28 March 2026	No

Zengxin Financing Guarantee Co., Ltd.				
Shenzhen Shendan Zengxin Financing Guarantee Co., Ltd.	13,400,000.00	29 March 2022	29 March 2027	No
Shenzhen Guarantee Group Co., Ltd.	1,684,498.43	29 December 2023	29 December 2024	No
Shenzhen Guarantee Group Co., Ltd.	2,732,954.09	15 January 2024	15 January 2025	No
Shenzhen Guarantee Group Co., Ltd.	1,478,768.65	19 March 2024	19 March 2025	No
Shenzhen Guarantee Group Co., Ltd.	577,739.49	6 June 2024	6 December 2024	No

Notes:

**(5) Information on Inter-bank Lending of Capital of Related Parties**

Unit: RMB

Related parties	Amount	Start date	Maturity date	Note
Borrowing				
Lending				

**(6) Information on Assets Transfer and Debt Restructuring by Related Party**

Unit: RMB

Related parties	Content of the related-party transaction	Amount for the current period	Amount for the previous period

**(7) Information on Remuneration for Key Management Personnel**

Unit: RMB

Item	Amount for the current period	Amount for the previous period
Remuneration for key management personnel	5,156,684.67	5,467,228.36

**(8) Other Related-party Transactions****6. Accounts Receivable and Payable of Related Party****(1) Accounts Receivable**

Unit: RMB

Project name	Related parties	Ending balance		Beginning balance	
		Carrying amount	Bad debt provision	Carrying amount	Bad debt provision
Accounts receivable	Dongguan Shenzhen Investment Holdings Investment Development Co., Ltd.	2,324,025.19	115,674.56	1,784,025.19	88,796.94
	Hebei Shenbao Investment Development Co., Ltd.	27,020,636.86	810,619.08	27,085,777.03	812,573.31
	China Kumpeng Industry Source Innovation Center (Shenzhen) Co., Ltd.	121,689.15	3,650.67		
	Shantou Huafeng Real Estate Development Co., Ltd.	181,161.35	5,434.84		
	Shantou Hualin Real Estate Development Co., Ltd.	135,808.72	13,580.80	135,808.72	13,580.80
	Shenyue United Investment Co., Ltd.	2,798,407.18	83,952.22	4,407,622.21	240,783.73
	Shenzhen Chuangke Development Co., Ltd.	2,957,960.55	88,738.82	1,607,922.88	48,237.69

Shenzhen Hi-tech Zone Development Construction Co., Ltd.	3,786,443.33	284,287.20	2,753,626.63	253,302.70
Shenzhen Convention & Exhibition Center Management Co., Ltd.	1,876,831.00	70,175.93	1,918,835.40	71,436.06
ShenZhen Special Economic Zone Real Estate & Properties (Group) Co., Ltd. and its consolidated subsidiaries, except where the context otherwise requires	6,672,620.68	947,190.12	12,659,861.03	2,147,549.43
Shenzhen Talent Recruitment International Co., Ltd.	126,622.67	3,798.68		
Shenzhen Tsinghua University Research Institute	136,129.80	4,083.89	57,574.31	1,727.23
Shenzhen Total Logistics Service Co., Ltd.	298,022.27	8,940.67	371,864.45	11,155.93
Shenzhen Shenzhen Hong Kong Science and Technology Innovation Park Operation Development Co., Ltd.	5,281,880.07	158,456.40	3,342,750.39	100,282.51
Shenzhen Shenzhen Hong Kong Science and Technology Innovation Cooperation Zone Development Co., Ltd.	489,253.03	14,677.59	372,253.03	11,167.59
Shenzhen Shenzhen Shantou Special Cooperation Zone SIHC Investment Development Co., Ltd.			508,084.64	15,242.54
Shenzhen City Construction Industrial Park Development Co., Ltd.			391,346.42	11,740.39
Shenzhen Chenglong Real Estate Development Co, Ltd.	147,980.38	7,369.42	395,685.75	11,870.57
Shenzhen Construction Development (Group) Company	41,171.22	1,235.14		
Shenzhen Large Industrial Zone (Shenzhen Export Processing Zone) Development Management Group Co., Ltd.	349,746.22	52,000.00	480,229.65	64,846.89
Shenzhen Fubao Industrial Park Operation Co., Ltd.	42,352.90	1,270.59	5,365.01	160.95
Shenzhen Environmental Protection Technology Group Co., Ltd.	2,128,762.89	64,980.12	1,653,450.97	63,121.44
Shenzhen Transportation Station Development Co., Ltd.	6,451.19	193.54	5.51	0.17
Shenzhen South Certification Co., Ltd.	15,808.72	474.26		
Shenzhen Shenfubao (Group) Tianjin Industrial Development Co., Ltd.	2,043,609.38	134,122.58	1,604,015.82	66,998.26
Shenzhen Shenfubao (Group) Tianjin Investment Development Co., Ltd.	4,134,849.16	181,847.07	3,255,544.36	155,467.93
Shenzhen Shenfubao (Group) Co., Ltd.	2,215,650.16	19,924.14	2,567,475.48	77,024.27
Shenzhen Shentou Property Development Co., Ltd.	6,129,911.77	183,897.35	2,378,435.98	71,353.08
Shenzhen Special Zone Literature Magazine Co., Ltd.	22,695.00	680.85		
Shenzhen Sports Industry Group Co., Ltd.	1,235,721.50	37,071.64		
Shenzhen Investment Holdings Co., Ltd.	6,979,106.37	184,380.20	4,131,697.18	144,179.32
Shenzhen Cultural Business Development Co., Ltd.	158,059.97	4,741.80	935.08	28.05
Shenzhen Bay Wanyi Hotel Branch of Shenzhen Wuzhou Hotel Management Co., Ltd.	570,316.88	17,109.51		
Shenzhen Bay (Baoding) Innovation Development Co., Ltd.	104,285.08	3,128.55	156,427.62	4,692.83
Shenzhen Bay Technology Development Co., Ltd.	77,173,432.43	4,714,641.89	137,865,750.97	7,568,725.60
Shenzhen Bay Area Urban Construction and Development Co., Ltd.	201,518.77	6,045.56		
Shenzhen Xiangmihu International Exchange Center Development Co., Ltd.	273,960.81	6,743.19	992,580.20	29,777.41
Shenzhen Infinova Limited	4,030.40	120.91		
Shenzhen Infinova Smart Park Technology Co., Ltd.	1,166,730.00	35,001.90	1,493,000.00	44,790.00

	China Shenzhen Foreign Trade (Group) Corp. Ltd.	269,951.59	8,098.55	24,500.00	6,600.00
Total		159,623,594.64	8,278,340.23	214,402,451.91	12,137,213.62
Contract assets	Hebei Shenbao Investment Development Co., Ltd.	396,484.75		361,513.73	
	Shenzhen Large Industrial Zone (Shenzhen Export Processing Zone) Development Management Group Co., Ltd.	118,043.22		231,455.46	
	Shenzhen Fubao Industrial Park Operation Co., Ltd.			26,457.15	
	Shenzhen Shenfubao (Group) Co., Ltd.	43,500.00		43,500.00	
	Shenzhen Shenfubao Eastern Investment Development Co., Ltd.			14,704.85	
	Shenzhen Investment Holdings Co., Ltd.	133,597.44		133,597.44	
	Shenzhen Xiangmihu International Exchange Center Development Co., Ltd.	14,806.94		14,806.94	
	Shenzhen Urban Construction Mingyuan Industrial Co., Ltd.	18,450.00		18,450.00	
Total		724,882.35		844,485.57	
Other receivables	Shenzhen Hi-tech Zone Development Construction Co., Ltd.	53,071.46	7,105.54	167,086.43	10,525.99
	Shenzhen Convention & Exhibition Center Management Co., Ltd.	1,000.00		1,000.00	
	ShenZhen Special Economic Zone Real Estate & Properties (Group) Co., Ltd. and its consolidated subsidiaries, except where the context otherwise requires	100,000.00	30,000.00	100,000.00	30,000.00
	Shenzhen Binjiang Industry Co., Ltd.	49,397.40	548.79	10,000.00	300.00
	Shenzhen Large Industrial Zone (Shenzhen Export Processing Zone) Development Management Group Co., Ltd.	102,583.54	10,258.35	102,583.54	3,258.35
	Shenzhen Qianhai Advanced Information Service Co., Ltd. <sup>1</sup>	10,720,575.27	321,617.26	10,720,575.27	321,617.26
	Shenzhen Shenfubao (Group) Co., Ltd.	81,264.60	2,437.94	81,264.60	2,437.94
	Shenzhen Shenfubao Eastern Investment Development Co., Ltd.	350,000.00	35,000.00	350,000.00	10,500.00
	Shenzhen Shentou Property Development Co., Ltd.	81,233.00	81,233.00	81,233.00	81,233.00
	Shenzhen Investment Holdings Co., Ltd.	685,740.90	278,254.03	685,740.90	157,127.32
	Shenzhen Xinhai Holding Co., Ltd.	201,499,990.18	6,044,999.71	201,499,990.18	6,044,999.71
	Shenzhen Xinhai Rongyao Real Estate Development Co., Ltd.	375,068,984.55	11,252,069.54	375,068,984.55	11,252,069.54
	Shenzhen Tianjun Industrial Co., Ltd.	10,000,000.00		10,000,000.00	
	Shenzhen Bay Technology Development Co., Ltd.	1,765,397.26	52,961.92	10,065,313.75	301,959.41
	Shenzhen Wufang Ceramics Industrial Co., Ltd.	1,747,264.25	1,747,264.25	1,747,264.25	1,747,264.25
	Shenzhen Representative Office of Hong Kong Haipeng Development Co., Ltd.	24,065.37	264.72		
Total		602,330,567.78	19,864,015.05	610,681,036.47	19,963,292.77

**(2) Accounts Payable**

Unit: RMB

Project name	Related parties	Ending carrying amount	Beginning carrying amount
Accounts payable	Shenzhen General Institute of Architectural Design and Research Co., Ltd.	1,545,793.00	2,102,761.00
	Shenzhen Qianhai Advanced Information Service Co., Ltd. <sup>1</sup>	7,126,060.00	8,126,060.00
	Shenzhen Shentou Property Development Co., Ltd.	872,687.37	889,007.87
	Shenzhen SDG Service Co., Ltd.	792,860.00	564,288.00

Total		10,337,400.37	11,682,116.87
Other payables	Shenzhen Guarantee Group Co., Ltd.	1,494,841.29	1,494,841.29
	Shenzhen Talent Recruitment International Co., Ltd.	147,132.37	147,132.37
	Shenzhen Free Trade Zone Life Service Co., Ltd.	4,850.00	4,850.00
	Shenzhen Construction Development (Group) Company	152,227.00	152,227.00
	Shenzhen Large Industrial Zone (Shenzhen Export Processing Zone) Development Management Group Co., Ltd.	63,177.80	31,218.60
	Shenzhen South Certification Co., Ltd.	34,002.15	34,002.15
	Shenzhen Shenfubao (Group) Co., Ltd.	3,367,322.90	2,863,523.56
	Shenzhen Shenfubao Eastern Investment Development Co., Ltd.	158,726.83	117,693.11
	Shenzhen Shentou Property Development Co., Ltd.	8,831,047.61	8,621,679.48
	Shenzhen Cultural Business Development Co., Ltd.	773,680.00	773,680.00
	Tian'an International Building Property Management Company of Shenzhen	5,214,345.90	5,214,345.90
	Shenzhen Bay Technology Development Co., Ltd.	85,222,136.56	143,003,641.12
	Shenzhen Bay Area Urban Construction and Development Co., Ltd.	360,752.18	360,752.18
	Shenzhen Real Estate Jifa Warehousing Co., Ltd.	42,296,665.14	42,296,665.14
	Shenzhen Infinova Limited	144,219.02	144,219.02
	Yangzhou Lvfa Real Estate Co., Ltd.	355,481,082.79	369,623,672.79
	China Shenzhen Foreign Trade (Group) Corp. Ltd.	101,850.10	
Total		503,848,059.64	574,884,143.71

Note 1: The other receivables of the Company to Shenzhen Qianhai Advanced Information Service Co., Ltd. (hereinafter referred to as "Qianhai Advanced") are advance money paid in advance due to the demolition of Guanlan Bangling Project. According to the joint and several guarantee commitment letter signed by Shenzhen Xinhai Rongyao Real Estate Development Co., Ltd., Xinhai Rongyao is jointly and severally liable for the tax and interest advanced by the Company. Out of prudence, the Company's transactions to Qianhai Advanced are disclosed.

## 7. Commitments of Related Party

## 8. Other

## XV. Share-based Payment

### 1. The Overall Situation of Share-based Payments

Applicable Not applicable

### 2. Equity-settled Share-based Payments

Applicable Not applicable

### 3. Cash-settled Share-based Payments

Applicable Not applicable

#### 4. Share-Based Payment Expenses for the Period

Applicable Not applicable

#### 5. Modification and Termination of Share-based Payment

#### 6. Other

### XVI. Commitments and Contingency

#### 1. Significant Commitments

Significant commitments on balance sheet date

Signed large amount contract under performing or to be performed

Item	Amount of Current Period	Same period of last year
Commitments signed but hasn't been recognized in large amount	3,047,663,480.31	2,132,088,014.66

#### 2. Contingency

##### (1) Significant Contingency on Balance Sheet Date

(1) The action about transferring Jiabin Building contentious matter

In 1993, the Company signed *Right of Development Transfer Contract of Jiabin Building* with Shenzhen Jiyong Property Development Co., Ltd. (hereinafter referred to as "Jiyong Company"). Since the contract was not effectively executed, the Company subsequently filed a series of lawsuits against the parties involved in the project, but the outcome was not favorable to the Company. Therefore, the Company calculated and withdrew bad-debt provisions for accounts receivable from Jiyong Company in full in past years for the transfer of Jiabin Building. On October 31, 2018, Shenzhen Intermediate People's Court made a civil award and ruled that the Company's application for the bankruptcy of Jiyong Company would not be accepted. The Company appealed against the ruling. On April 29, 2019, the Guangdong Provincial Higher People's Court ruled to reject the Company's appeal and maintain the original ruling. As of the issuance date of the report, there is no new progress in the case.

(2) The arbitration case of property contract dispute of Software Park Phase I between the Fourth Owners' Committee of Shenzhen Nanshan District Software Park (Applicant) and Shenzhen ITC Technology Park Service Co., Ltd. (Respondent 1, hereinafter referred to as the "ITC Technology Park Company"), plus the High-tech Zone Branch of Shenzhen ITC Technology Park Service Co., Ltd. (Respondent 2, hereinafter referred to as the "High-tech Zone Branch")

In February and March 2021, the High-tech Zone Branch and the ITC Technology Park Company received arbitration notices respectively of the case [2021] Shengguozhongshou No. 541 and [2021] Shengguozhongshou No. 1063. The Fourth Owners' Committee of Shenzhen Nanshan District Software Park applied for the following award: Respondent 1 shall return RMB9,893,677.82 and fund occupation fee of RMB3,272,665.99 (temporarily calculated from July 1, 2012 to January 31, 2021), totaling RMB13,166,343.81; respondent 1 shall bear the attorney's fee of RMB30,000.00; respondent 2 shall return RMB31,077,017.59 and RMB635,929.44 of fund occupation fee (temporarily calculated from July 1, 2020 to January 31, 2021), totaling RMB31,712,947.03; respondent 2 shall bear the attorney's fee of RMB30,000.00. The total amount of the above is RMB45,209,290.84.

On August 21, 2022, the Arbitration Tribunal held the second hearing to inquire about the audit report issued by the third-party auditor and the details of the case, on September 5, 2022, Jun & Partners responded to the *Special Audit Report* of Case No. 541 and Case No. 1063. On 23 March and 24 March 2023, two arbitration awards were received respectively, and according to the conclusion of arbitration awards, the High-tech Zone Branch should return approximately RMB540,000 of public revenue to the Owners' Committee of Shenzhen Nanshan District Software Park (in spite of RMB32 million requested by the Owners' Committee); in regard to the arbitration case between the ITC Technology Park Company and the Owners' Committee of Shenzhen Nanshan District Software Park, all requests of the latter have been rejected by the arbitration tribunal (in spite of RMB13 million requested by the Owners' Committee).

(3) Litigation case about Shenzhen Basepoint Intelligent Co., Ltd.

On 20 August 2017, Shenzhen Facility Management Community Technology Co., Ltd. signed a *Software Service Contract with China Merchants Property Intelligent Facility Management Platform*. The company procured a RMB3 million facility management

system from Basepoint for the project (31 items). During delivery of the project, only 11 items of the system delivered by Basepoint passed the acceptance inspection, leaving the full delivery unfinished. Therefore, the Company failed to reach a consensus with Basepoint on payment, and the latter sued the Company in 2021, making RMB3 million of the Company's fund locked up. According to the judgment of first instance on 10 August 2022, the Company should compensate RMB3 million to Basepoint. The Company refused to accept the first instance judgment and instituted an appeal for second instance in 2022. The second instance was heard on 11 August 2023, and is awaiting judgment. The Shenzhen Intermediate People's Court ruled on April 19, 2024 that the case should be remanded to the Futian District People's Court for retrial, and the retrial is now in progress.

(4) Arbitration case concerning civil loan dispute of Shenzhen Rongyao Real Estate Development Co., Ltd.

Due to Xinhai Rongyao and Xinhai Holding's failure to repay principal and interest to Rongyao Real Estate on schedule, Rongyao Real Estate has applied to the Shenzhen Court of International Arbitration for arbitration. The arbitral award orders Xinhai Rongyao and Xinhai Holding to repay Rongyao Real Estate the full loan principal of RMB671,913,800 and corresponding interest (at an annual interest rate of 11%, calculated based on the principal amount of RMB671,913,800 yuan from 4 August 2022 until the full repayment of the loan; provisionally amounting to RMB49,068,400). The award further decides that Xinhai Investment, Urban Construction Property Service Company, Lianghong Industry, and Tiancheng Investment shall bear joint and several liability for the obligations and responsibilities of Xinhai Rongyao and Xinhai Holding under the first arbitration claim. It also decrees that all respondents shall bear the attorney fees of RMB1.2 million paid by Rongyao Real Estate. Lastly, the award requires all respondents to cover the full arbitration costs and property preservation expenses of this case. The provisional total amount owed currently stands at RMB722,182,200.

The case has proceeded to the stage of appointment of arbitrators who will constitute the arbitration tribunal. Subsequently, the respondent initiated a proceeding at the Shenzhen Intermediate People's Court seeking confirmation of the validity of the arbitration agreement, resulting in the Arbitration Institute temporarily suspending its hearing of the case. On 27 December 2023, the Shenzhen Intermediate People's Court conducted a hearing on the case of confirming the validity of the arbitration agreement. On 26 February 2024, the Shenzhen Intermediate People's Court made a ruling, rejecting the application made by Xinhai Holding to confirm the validity of the arbitration agreement. On 29 July 2024, Rongyao Real Estate received the Shenzhen Court of International Arbitration's *Notice of Resumption of Arbitration Procedure* [(2023) Shengguozhongshou No. 2970-10], which showed that in view of the fact that the Shenzhen Intermediate People's Court of Guangdong Province had made the *Civil Ruling* ([2023] Yue 03 Minte No. 1308), rejecting the respondent's application to confirm the invalidity of the arbitration agreement, the court of arbitration believed that the reason for suspending the arbitration procedure had disappeared and decided to resume the arbitration procedure in this case.

(5) Arbitration case concerning equity transfer dispute of ShenZhen Properties & Resources Development (Group) Ltd.

Due to the failure of Xinhai Rongyao to pay compensation for investment losses to Shenzhen Property Group as agreed, Shenzhen Property Group has applied to the Shenzhen Court of International Arbitration for arbitration. It was ruled that Xinhai Rongyao must pay RMB170,556,833.33 to Shenzhen Property Group as compensation for investment loss; that Sichuan Trust does not legally possess the 1% equity interest registered in its name in Shenzhen Rongyao Real Estate Development Co., Ltd. And that Xinhai Rongyao is the actual owner of this 1% equity interest; that Xinhai Rongyao must pledge and register its actually-held 31% equity interest in Shenzhen Rongyao Real Estate Development Co., Ltd. to Shenzhen Property Group; that Sichuan Trust must cooperate in facilitating the registration procedures for the pledge of the aforementioned 1% equity interest in Shenzhen Rongyao Real Estate Development Co., Ltd.; that both Xinhai Rongyao and Sichuan Trust must bear the legal fees of RMB780,000 incurred by Shenzhen Property Group; that Xinhai Rongyao and Sichuan Trust must cover all arbitration costs and property preservation expenses in this case. The provisional total amount involved in these rulings amounts to RMB171,336,833.33.

The case has proceeded to the stage of appointment of arbitrators who will constitute the arbitration tribunal. The respondent filed a case to confirm the validity of the arbitration agreement with the Shenzhen Intermediate People's Court in August this year, causing the court of arbitration to temporarily suspend the trial of the case. The Shenzhen Intermediate People's Court has rejected the other party's application, and the case was heard at the Shenzhen Court of International Arbitration on 14 December 2023. On 12 April 2024, we received the arbitration award, which ruled that Xinhai Rongyao should pay RMB50 million in investment loss compensation to SZPRD; Xinhai Rongyao must pledge and register its 30% equity interest in Rongyao Real Estate to SZPRD; Xinhai Rongyao compensates SZPRD for lawyer fees of RMB150,000, preservation fees of RMB3,000, preservation insurance fees of RMB41,120.84, and arbitration fee of RMB658,188.60. The respondent failed to fulfill the award agreement on time, and we have applied for enforcement and have pledged 30% of the equity interest held by Xinhai Rongyao to Shenzhen Property Group.

(6) As a real estate developer, the Company provides mortgage loan guarantees and pays loan deposits for commercial housing purchasers according to the operation practice of the real estate industry. By 30 June 2024, the balance of the deposit not discharged with guarantee was RMB1,134,757.40, which would be discharged when the mortgage loans are paid off.

As a real estate developer, the Company provides mortgage loan guarantees for commercial housing purchasers according to the operation practice of the real estate industry. By 30 June 2024, the balance of the deposit not discharged with guarantee was RMB335,272,511.16, which would be discharged when the mortgage loans are paid off.

**(2) Explanation shall be given even if there is no significant contingency for the Company to disclose**

There was no significant contingency in the Company to disclose.

**3. Others****XVII. Events after Balance Sheet Date****1. Significant Non-adjustment Matters**

Unit: RMB

Item	Contents	Influence number to the financial position and operating results	Reason of inability to estimate influence number
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**2. Distribution of Profit****3. Sales Return****4. Notes to Other Events after Balance Sheet Date****XVIII. Other Significant Matters****1. The Accounting Errors Correction in Previous Period****(1) Retrospective Restatement**

Unit: RMB

Content	Processing program	Name of the influenced report items during comparison period	Accumulative impact
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**(2) Prospective Application**

Content	Processing program	Reason for adopting prospective application
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**2. Debt Restructuring****3. Assets Replacement****(1) Non-monetary Assets Exchange****(2) Other Assets Replacement****4. Pension Plans****5. Discontinued Operations**

Unit: RMB

Item	Revenue	Costs	Total profit	Income tax expense	Net profit	Profit from discontinued operations attributable to owners of the Company as the parent
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Other notes:



## 6. Segment Information

### (1) Determination Basis and Accounting Policies of Reportable Segment

In accordance with the internal organization structure, management requirements and internal report system, the Company identifies the reportable segment based on the business segment, and assesses the operational performance of real estate sales, property management and lease service. The assets and liabilities sharing with other segments shall be proportionally distributed among segments by scales.

### (2) The Financial Information of Reportable Segment

Unit: RMB

Item	Real estate business	Property management	House leasing business	Offset among segment	Total
Operating Revenue	13,841,686.40	771,525,962.31	70,660,796.54		856,028,445.25
Operating cost	4,621,045.97	621,695,503.76	42,774,922.45		669,091,472.18
Total assets	14,246,551,569.13	1,823,014,009.48	589,096,694.94		16,658,662,273.55
Total liabilities	10,661,488,230.89	1,361,475,949.99	116,652,207.49		12,139,616,388.37

**(3) If there Was no Reportable Segment, or the Total Amount of Assets and Liabilities of Each Reportable Segment Could not Be Reported, Relevant Reasons Shall Be Clearly Stated**

### (4) Other notes

## 7. Other Significant Transactions and Events with Influence on Investors' Decision-making

## 8. Other

## XIX. Notes of Main Items in the Financial Statements of the Company as the Parent

### 1. Accounts Receivable

#### (1) Disclosure by Aging

Unit: RMB

Aging	Ending carrying amount	Beginning carrying amount
Within one year (including 1 year)	17,709,084.58	123,156,033.99
One to two years	109,428,686.37	1,024,931.55
Two to three years	28,440.00	716,023.90
More than three years	96,923,486.35	96,824,380.44
Three to four years	9,756.00	9,756.09
Four to five years	211,460.95	112,354.95
Over 5 years	96,702,269.40	96,702,269.40
Total	224,089,697.30	221,721,369.88

#### (2) Disclosure by Withdrawal Methods for Bad Debts

Unit: RMB

Category	Ending balance					Beginning balance				
	Carrying amount		Bad debt provision		Carrying value	Carrying amount		Bad debt provision		Carrying value
	Amount	Proportion	Amount	Withdrawal proportion		Amount	Proportion	Amount	Withdrawal proportion	
Accounts receivable withdrawal of Bad debt provision separately accrued	98,246,909.94	43.84%	98,246,909.94	100.00%	0.00	98,246,909.94	44.31%	98,246,909.94	100.00%	0.00
Of which:										
Accounts receivable withdrawal of bad debt provision of by group	125,842,787.36	56.16%	11,246,607.41	8.94%	114,596,179.95	123,474,459.94	55.69%	3,445,301.16	2.79%	120,029,158.78
Of which:										
Total	224,089,697.30	100.00%	109,493,517.35	48.86%	114,596,179.95	221,721,369.88	100.00%	101,692,211.10	45.86%	120,029,158.78

Category name of bad debt provision separately accrued: Accounts receivable withdrawal of bad debt provision separately accrued

Unit: RMB

Name	Beginning balance		Ending balance			
	Carrying amount	Bad debt provision	Carrying amount	Bad debt provision	Withdrawal proportion	Reason for withdraw
Shenzhen Jiyong Properties & Resources Development Company	93,811,328.05	93,811,328.05	93,811,328.05	93,811,328.05	100.00%	Involved in lawsuit and unrecoverable
Luohu District Economic Development Company	54,380.35	54,380.35	54,380.35	54,380.35	100.00%	Long aging and expected unrecoverable
Shenzhen Tewei Industry Co., Ltd. (Chenhui Building)	2,836,561.00	2,836,561.00	2,836,561.00	2,836,561.00	100.00%	Long aging and expected unrecoverable
Individually immaterial but individually provided for bad debts	1,544,640.54	1,544,640.54	1,544,640.54	1,544,640.54	100.00%	Involved in lawsuit and unrecoverable
Total	98,246,909.94	98,246,909.94	98,246,909.94	98,246,909.94		

Category name of withdrawal of bad debt provision by group: Accounts receivable withdrawal of bad debt provision by the portfolio of credit risk features

Unit: RMB

Name	Ending balance		
	Carrying amount	Bad debt provision	Withdrawal proportion
Portfolio of credit risk features	113,717,010.23	11,246,607.41	9.89%
Government portfolio	12,125,777.13		
Total	125,842,787.36	11,246,607.41	

Notes to the determination basis for the group:

If adopting the general mode of expected credit loss to withdraw bad debt provision of accounts receivable:

Applicable Not applicable

**(3) Bad Debt Provision Withdrawal, Reversed or Recovered in the Current Period**

Withdrawal of bad debt provision:

Unit: RMB

Category	Beginning balance	Changes in the current period				Ending balance
		Withdrawal	Reversed or recovered	Verification	Others	
Bad debt provision accrued by item	98,246,909.94					98,246,909.94
Withdrawal of bad debt provision by group	3,445,301.16	7,801,306.24				11,246,607.41
<b>Total</b>	<b>101,692,211.10</b>	<b>7,801,306.24</b>				<b>109,493,517.35</b>

Of which significant amount of recovered or transferred-back bad debt provision for the current period:

Unit: RMB

Name of the entity	Amount reversed or recovered	Reason for reversal	Way of recovery	Basis and rationality of determining the original withdrawal proportion of bad debt provision

**(4) Accounts Receivable Written-off in Current Period**

Unit: RMB

Item	Written-off amount

Of which the verification of significant accounts receivable:

Unit: RMB

Name of the entity	Nature	Written-off amount	Reason for verification	Verification procedures performed	Whether occurred because of related-party transactions

Notes to verification of accounts receivable:

**(5) Top 5 of the Ending Balance of the Accounts Receivable and the Contract Assets Collected according to Arrears Party**

Unit: RMB

Name of the entity	Ending balance of accounts receivable	Ending balance of contract assets	Ending balance of accounts receivable and contract assets	Proportion to total ending balance of accounts receivable and contract assets	Ending balance of bad debt provision of accounts receivable and impairment provision for contract assets
Shenzhen Futian Talent Anju Co., Ltd.	109,392,112.37		109,392,112.37	48.82%	10,939,211.24
Shenzhen Jiyong Properties & Resources Development Company	93,811,328.05		93,811,328.05	41.86%	93,811,328.05
Shenzhen Futian District Government Property	12,125,777.13		12,125,777.13	5.41%	

Management Centre					
Shenzhen Tewe Industry Co., Ltd.	2,836,561.00		2,836,561.00	1.27%	2,836,561.00
Shenzhen Feihuang Industrial Co., Ltd.	769,919.05		769,919.05	0.34%	769,919.05
Total	218,935,697.60		218,935,697.60	97.70%	108,357,019.34

## 2. Other Receivables

Unit: RMB

Item	Ending balance	Beginning balance
Interest receivable	0.00	0.00
Dividend receivable	0.00	0.00
Other receivables	4,564,271,534.77	4,489,713,785.01
Total	4,564,271,534.77	4,489,713,785.01

### (1) Interest Receivable

#### 1) Category of Interest Receivable

Unit: RMB

Item	Ending balance	Beginning balance
Total	0.00	0.00

#### 2) Significant Overdue Interest

Unit: RMB

Entity	Ending balance	Overdue time	Overdue reason	Whether occurred impairment and its judgment basis

Other notes:

### 3) Disclosure by Withdrawal Methods for Bad Debts

Applicable Not applicable

#### 4) Bad Debt Provision Withdrawal, Reversed or Recovered in the Current Period

Unit: RMB

Category	Beginning balance	Changes in the current period				Ending balance
		Withdrawal	Reversed or recovered	Charged-off/Written-off	Other changes	

Of which significant amount of recovered or transferred-back bad debt provision for the current period:

Unit: RMB

Name of the entity	Amount reversed or recovered	Reason for reversal	Way of recovery	Basis and rationality of determining the original withdrawal proportion of bad debt provision

Other notes:

### 5) Interest Receivable Written-off in Current Period

Unit: RMB

Item	Written-off amount

Of which the verification of significant interest receivable:

Unit: RMB

Name of the entity	Nature	Written-off amount	Reason for verification	Verification procedures performed	Whether occurred because of related-party transactions
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Notes to verification:

Other notes:

**(2) Dividend Receivable****1) Category of Dividend Receivable**

Unit: RMB

Project (or investee)	Ending balance	Beginning balance
Total	0.00	0.00

**2) Significant Dividends Receivable Aging over 1 Year**

Unit: RMB

Project (or investee)	Ending balance	Aging	Reason	Whether occurred impairment and its judgment basis
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**3) Disclosure by Withdrawal Methods for Bad Debts**Applicable Not applicable**4) Bad Debt Provision Withdrawal, Reversed or Recovered in the Current Period**

Unit: RMB

Category	Beginning balance	Changes in the current period			Ending balance
		Withdrawal	Reversed or recovered	Charged-off/Written-off	

Of which significant amount of recovered or transferred-back bad debt provision for the current period:

Unit: RMB

Name of the entity	Amount reversed or recovered	Reason for reversal	Way of recovery	Basis and rationality of determining the original withdrawal proportion of bad debt provision
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Other notes:

**5) Dividends Receivable Written-off in Current Period**

Unit: RMB

Item	Written-off amount
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Of which the verification of significant dividends receivable:

Unit: RMB

Name of the entity	Nature	Written-off amount	Reason for verification	Verification procedures performed	Whether occurred because of related-party transactions
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Notes to verification:

Other notes:

### (3) Other Receivables

#### 1) Category of Other Receivables by Account Nature

Unit: RMB

Nature	Ending carrying amount	Beginning carrying amount
Guaranteed deposit	2,235,527.00	2,555,194.00
Payment on behalf	39,020.00	39,020.00
External intercourse funds	23,346,407.91	134,608,516.50
Intercourse funds to subsidiary	4,568,945,452.34	4,383,952,304.98
Total	4,594,566,407.25	4,521,155,035.48

#### 2) Disclosure by Aging

Unit: RMB

Aging	Ending carrying amount	Beginning carrying amount
Within one year (including 1 year)	4,564,154,757.63	4,489,358,790.65
One to two years	97,134.37	336,882.00
Two to three years	1,000.00	35,449.05
More than three years	30,313,515.25	31,423,913.78
Three to four years	35,449.05	69,600.00
Four to five years	69,600.00	
Over 5 years	30,208,466.20	31,354,313.78
Total	4,594,566,407.25	4,521,155,035.48

#### 3) Disclosure by Withdrawal Methods for Bad Debts

Unit: RMB

Category	Ending balance					Beginning balance				
	Carrying amount		Bad debt provision		Carrying value	Carrying amount		Bad debt provision		Carrying value
	Amount	Proportion	Amount	Withdrawal proportion		Amount	Proportion	Amount	Withdrawal proportion	
Bad debt provision separately accrued	128,406,015.15	2.79%	21,339,688.50	16.62%	107,066,326.65	127,631,562.61	2.82%	22,485,536.08	17.62%	105,146,026.53
Of which:										
Withdrawal of bad debt provision by group	4,466,160,392.10	97.21%	8,955,183.98	0.20%	4,457,205,208.12	4,393,523,472.87	97.18%	8,955,714.39	0.20%	4,384,567,758.48
Of which:										
Total	4,594,566,407.25	100.00%	30,294,872.48	0.66%	4,564,271,534.77	4,521,155,035.48	100.00%	31,441,250.47	0.70%	4,489,713,785.01

Category name of bad debt provision separately accrued: Other receivables of bad debt provision separately accrued

Unit: RMB

Name	Beginning balance		Ending balance			
	Carrying amount	Bad debt provision	Carrying amount	Bad debt provision	Withdrawal proportion	Reason for withdraw
Shum Yip Properties Development Limited	111,203,099.25	6,057,072.72	111,977,551.79	4,911,225.14	4.39%	Long-term uncollectible
Dameisha Tourism Centre	2,576,445.69	2,576,445.69	2,576,445.69	2,576,445.69	100.00%	Long-term uncollectible
Hong Kong Hang Yue Development Company Limited (Wuyao Company)	3,271,837.78	3,271,837.78	3,271,837.78	3,271,837.78	100.00%	Long-term uncollectible
Elevated train project	2,542,332.43	2,542,332.43	2,542,332.43	2,542,332.43	100.00%	Long-term uncollectible
Shanghai Yutong Real Estate Co., Ltd.	5,676,000.00	5,676,000.00	5,676,000.00	5,676,000.00	100.00%	Long-term uncollectible
Individually immaterial but individually provided for bad debts	2,361,847.46	2,361,847.46	2,361,847.46	2,361,847.46	100.00%	Long-term uncollectible
Total	127,631,562.61	22,485,536.08	128,406,015.15	21,339,688.50		

Category name of withdrawal of bad debt provision by group: Other receivables with withdrawal of bad debt provision by the portfolio of credit risk features

Unit: RMB

Name	Ending balance		
	Carrying amount	Bad debt provision	Withdrawal proportion
Within one year	99,610.43	2,988.32	3.00%
1-2 years	97,134.37	9,713.44	10.00%
2-3 years	1,000.00	300.00	30.00%
3-4 years	35,449.05	17,724.53	50.00%

4-5 years	69,600.00	55,680.00	80.00%
Over 5 years	8,868,777.70	8,868,777.70	100.00%
Total	9,171,571.55	8,955,183.98	

Notes to the determination basis for the group:

Withdrawal of bad debt provision by adopting the general mode of expected credit loss:

Unit: RMB

Bad debt provision	First stage	Second stage	Third stage	Total
	Expected credit loss in the next 12 months	Expected loss in the duration (credit impairment not occurred)	Expected loss in the duration (credit impairment occurred)	
Balance of 1 January 2024	9,001,751.08		22,439,499.39	31,441,250.47
Balance of 1 January 2024 in the current period				
Withdrawal of the current period			-1,146,377.99	-1,146,377.99
Balance of 30 June 2024	9,001,751.08		21,293,121.40	30,294,872.48

The basis for the division of each stage and the withdrawal proportion of bad debt provision

Changes of carrying amount with significant amount changed of loss provision in the current period

Applicable Not applicable

#### 4) Bad Debt Provision Withdrawn, Reversed or Recovered in the Current Period

Withdrawal of bad debt provision:

Unit: RMB

Category	Beginning balance	Changes in the current period				Ending balance
		Withdrawal	Reversed or recovered	Charged-off/Written-off	Others	
Bad debt provision withdrawn separately	31,441,250.47	-1,146,377.99				30,294,872.48
Total	31,441,250.47	-1,146,377.99				30,294,872.48

Of which the bad debt provision recovered or transferred-back with significant amount during the current period:

Unit: RMB

Name of the entity	Amount reversed or recovered	Reason for reversal	Way of recovery	Basis and rationality of determining the original withdrawal proportion of bad debt provision



**5) Particulars of the Actual Verification of Other Receivables during the Current Period**

Unit: RMB

Item	Written-off amount
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Of which the verification of significant other receivables:

Unit: RMB

Name of the entity	Nature	Written-off amount	Reason for verification	Verification procedures performed	Whether occurred because of related-party transactions
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Notes to the verification of other receivables:

**6) Top 5 of the Ending Balance of Other Receivables Collected according to the Arrears Party**

Unit: RMB

Name of the entity	Nature	Ending balance	Aging	Proportion to total ending balance of other receivables %	Ending balance of bad debt provision
Dongguan Wuhe Real Estate Co., Ltd.	Current account funds	2,113,760,170.00	Within 1 year	46.01%	
Shenzhen Guangming Wuhe Real Estate Co., Ltd.	Current account funds	1,471,000,000.00	Within 1 year	32.02%	
Yangzhou Wuhe Real Estate Co., Ltd.	Current account funds	721,751,463.04	Within 1 year	15.71%	
Shum Yip Properties Development Company Limited.	Current account funds	111,977,551.79	Over 5 years	2.44%	4,911,225.14
SZPRD Xuzhou Dapeng Real Estate Development Co., Ltd.	Current account funds	41,502,481.77	Within 1 year	0.90%	
Total		4,459,991,666.60		97.08%	4,911,225.14

**7) Presentation in Other Receivables due to the Centralized Management of Funds**

Unit: RMB

Other notes:

**3. Long-term Equity Investment**

Unit: RMB

Item	Ending balance			Beginning balance		
	Carrying amount	Impairment provision	Carrying value	Carrying amount	Impairment provision	Carrying value
Investment to subsidiaries	1,356,325,401.10	65,834,000.00	1,290,491,401.10	1,356,325,401.10	65,834,000.00	1,290,491,401.10
Investment to joint ventures and associated enterprises	103,454,107.22	18,983,614.14	84,470,493.08	103,041,364.69	18,983,614.14	84,057,750.55
Total	1,459,779,508.32	84,817,614.14	1,374,961,894.18	1,459,366,765.79	84,817,614.14	1,374,549,151.65

**(1) Investment to Subsidiaries**

Unit: RMB

Investee	Beginning balance (carrying value)	Beginning balance of depreciation reserve	Increase/decrease for the current period				Ending balance (Carrying value)	Ending balance of depreciation reserve
			Additional investment	Reduced investment	Withdrawal of impairment provision	Others		
Shenzhen Huangcheng Real Estate Co., Ltd.	35,552,671.93						35,552,671.93	
Shenzhen Wuhe Industry Investment Development Co., Ltd.	44,950,000.00						44,950,000.00	
SZPRD Yangzhou Real Estate Development Co., Ltd.	50,000,000.00						50,000,000.00	
Dongguan ITC Changsheng Real Estate Development Co., Ltd.	20,000,000.00						20,000,000.00	
Shenzhen International Trade Center Property Management Co., Ltd.	195,337,851.23						195,337,851.23	
Shenzhen Property Engineering and Construction Supervision Co., Ltd.	3,000,000.00						3,000,000.00	
SZPRD Commercial Operation Co., Ltd.	63,509,120.32						63,509,120.32	
Zhanjiang Shenzhen Real Estate Development Co., Ltd.		2,530,000.00		2,530,000.00				
Shum Yip Properties Development Limited		15,834,000.00						15,834,000.00
SZPRD Xuzhou Dapeng Real Estate Development Co., Ltd.		50,000,000.00						50,000,000.00
Shenzhen Rongyao Real Estate Development Co., Ltd.	508,000,000.00						508,000,000.00	
SZPRD Urban Renewal Co., Ltd.	77,474,479.29			77,474,479.29				
Dongguan Wuhe Real Estate Co., Ltd.	50,000,000.00						50,000,000.00	

Shenzhen Guangming Wuhe Real Estate Co., Ltd.	50,000,000.00									50,000,000.00	
Shenzhen Wuhe Urban Renewal Co., Ltd.	236,641,757.62									236,641,757.62	
Yangzhou Wuhe Real Estate Co., Ltd.	33,500,000.00									33,500,000.00	
<b>Total</b>	<b>1,290,491,401.10</b>	<b>65,834,000.00</b>				<b>80,004,479.29</b>				<b>1,290,491,401.10</b>	<b>65,834,000.00</b>

**(2) Investment to Joint Ventures and Associated Enterprises**

Unit: RMB

Investee	Beginning balance (carrying value)	Beginning balance of depreciation reserve	Increase/decrease for the current period								Ending balance (Carrying value)	Ending balance of depreciation reserve
			Additional investment	Reduced investment	Gains and losses recognized under the equity method	Adjustment of other comprehensive income	Changes of other equity	Cash bonus or profits announced to issue	Withdrawal of impairment provision	Others		
<b>I. Joint ventures</b>												
Shenzhen Real Estate Jifa Warehousing Co., Ltd.	48,065,818.51				933,160.15							48,998,978.66
Tian'an International Building Property Management Company of Shenzhen	7,050,937.33				-606,242.79							6,444,694.54
<b>Subtotal</b>	<b>55,116,755.84</b>				<b>326,917.36</b>							<b>55,443,673.20</b>
<b>II. Associated enterprises</b>												
Shenzhen Wufang Ceramics Industrial Co., Ltd.		18,983,614.14										18,983,614.14
CSCEC Intelligent Parking Technology Co., Ltd.	28,940,994.71				85,825.17							29,026,819.88
<b>Subtotal</b>	<b>28,940,994.71</b>	<b>18,983,614.14</b>			<b>85,825.17</b>							<b>29,026,819.88</b>
<b>Total</b>	<b>84,057,750.55</b>	<b>18,983,614.14</b>			<b>412,742.53</b>							<b>84,470,493.08</b>

The recoverable amount is determined based on the net amount of the fair value minus disposal costs

Applicable

Not applicable

The recoverable amount is determined by the present value of the forecasted future cash flow.

Applicable Not applicable

The reason for the discrepancy between the foregoing information and the information used in the impairment tests in prior years or external information

The reason for the discrepancy between the information used in the Company's impairment tests in prior years and the actual situation of those years

**(3) Other Notes****4. Operating Revenue and Cost of Sales**

Unit: RMB

Item	Amount for the current period		Amount for the previous period	
	Revenue	Cost	Revenue	Cost
Principal business	23,191,058.10	24,213,582.29	995,033,423.48	698,031,149.77
Others	8,846,155.38		8,588,500.36	
Total	32,037,213.48	24,213,582.29	1,003,621,923.84	698,031,149.77

Breakdown information of operating income and operating cost:

Unit: RMB

Category of contracts	Segment 1		Segment 2				Total	
	Operating Revenue	Operating cost	Operating Revenue	Operating cost	Operating Revenue	Operating cost	Operating Revenue	Operating cost
Business Type	32,037,213.48	24,213,582.29					32,037,213.48	24,213,582.29
Of which:								
Real estate sales business	8,846,155.38						8,846,155.38	
House leasing business	23,191,058.10	24,213,582.29					23,191,058.10	24,213,582.29
Classification by operating region	32,037,213.48	24,213,582.29					32,037,213.48	24,213,582.29
Of which:								
Shenzhen	32,037,213.48	24,213,582.29					32,037,213.48	24,213,582.29
Market or customer type								
Of which:								
Contract type								
Of which:								
Classification by time of commodity transfer								
Of which:								
Classification by contract term								
Of which:								
Classification by sales channel								
Of which:								
Total	32,037,213.48	24,213,582.29					32,037,213.48	24,213,582.29

Information about performance obligations:

Item	Timing of fulfilment of performance obligations	Important payment terms	Nature of goods that the Company is committed to transfer	Whether or not the person primarily responsible	Funds undertaken by the Company expected to be returned to customers	Type of quality assurance provided by the Company and related obligations
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Other notes:

The income of the parent company in current period was income from the sale of real estate and the rental business.

Information in relation to the transaction price apportioned to the residual contract performance obligation:

The amount of revenue corresponding to performance obligations of contracts signed but not performed or not fully performed yet was RMB0.00 at the period-end, among which RMB\_\_ was expected to be recognized in \_\_, RMB\_\_ was expected to be recognized in \_\_, and RMB\_\_ was expected to be recognized in \_\_.

Significant contract changes or significant transaction price adjustments

Unit: RMB

Item	Accounting treatment	Amount of impact on revenue
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Other notes:

## 5. Investment Income

Unit: RMB

Item	Amount for the current period	Amount for the previous period
Long-term equity investment income accounted by equity method	412,742.53	1,857,388.32
Total	412,742.53	1,857,388.32

## 6. Other

## XX. Supplementary Materials

### 1. Items and Amounts of Non-recurring Profit or Loss

Applicable Not applicable

Unit: RMB

Item	Amount	Note
Gains and losses on disposal of non-current assets	26,055.97	
Government grants recognized in profit or loss for the current period (except for government grants closely related to the Company's normal operating business, in compliance with national policies and in accordance with defined criteria, and having a continuous impact on the Company's profit or loss)	244,448.00	
Other non-operating income and expense other than the above	42,678.11	
Other items of profit or loss that meet the definition of non-recurring profit or loss	-853,475.03	Mainly to adjust prior year's VAT credits and deductions
Less: Income tax effects	-164,486.90	
Effects of the minority shareholders' equity (net of tax)	150,764.11	

Total	-526,570.16	--
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Details of other profit and loss items in line with the definition of non-recurring gains and losses:

Applicable  Not applicable

This is mainly due to the fact that the VAT plus credit preferential policy is valid until 31 December 2023, and this gain does not have a sustained impact on the Company's profit or loss. Therefore, the adjustment for this item based on actual filings in 2024 is included in non-recurring gains and losses.

Note to defining the non-recurring profit and loss items listed in the *Explanatory Notice of Information Disclosure by Companies Offering Securities to the Public No. 1 - Non-recurring Profit and Loss Items* as recurring profit and loss items

Applicable  Not applicable

## 2. Return on Equity and Earnings Per Share

Profit as of reporting period	Weighted average ROE (%)	EPS	
		EPS-basic	EPS-diluted
Net profit attributable to ordinary shareholders of the Company	0.20%	0.0155	0.0155
Net profit attributable to ordinary shareholders of the Company after deduction of non-recurring profit or loss	0.21%	0.0155	0.0155

## 3. Accounting Data Differences under PRC GAAP and Those under IFRSs

### (1) Differences between Disclosed Net Profits and Net Assets in Financial Report in accordance with International Accounting Standards and Chinese Accounting Standards

Applicable  Not applicable

### (2) Differences between Disclosed Net Profits and Net Assets in Financial Report in accordance with Domestic Accounting Standards and Chinese Accounting Standards

Applicable  Not applicable

### (3) Explain Reasons for the Differences between Accounting Data Under Domestic and Overseas Accounting Standards; for Any Adjustment Made to the Difference Existing in the Data Audited by the Foreign Auditing Agent, Such Foreign Auditing Agent's Name Shall Be Clearly Stated.

## 4. Others